



Leiston,

Guide Price £175,000

- Three Bedroom Semi-Detached House
- Front & Rear Gardens
- Gas Central Heating
- Potential to Add Driveway
- Large Living Room
- EPC - C
- Bathroom & Cloakroom
- Walking Distance to Town Centre

Seaward Avenue, Leiston

A Three Bedroom Semi-Detached House Primed for Further Renovation. The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.



Council Tax Band: A



Tenure

Freehold

Kitchen

A bright and welcoming kitchen fitted with a range of wall and base units, offering ample storage and workspace. Dual-aspect windows flood the room with natural light, creating an airy feel. Additional storage is provided by a useful built-in cupboard.

Living Room

A spacious and inviting living room featuring large windows to both the front and rear aspects, overlooking the gardens and allowing an abundance of natural light to fill the space throughout the day.

Cloakroom

Convenient ground-floor cloakroom comprising a WC and wash hand basin.

Bedroom Three

Located on the ground floor, this versatile room is currently utilised as a third bedroom but could also serve as a home office, playroom, or additional reception space.

First Floor Landing

Landing with doors leading to the bedrooms and family bathroom. Useful storage cupboard housing the gas boiler, with loft access via a hatch above.

Bedroom One

An exceptionally spacious principal bedroom benefiting from windows at both ends, creating a bright and airy atmosphere. Plumbing in place to be able to add en suite

Bedroom Two

A generous second bedroom, currently arranged as a twin room, with a pleasant outlook over the front garden.

Bathroom

Family bathroom fitted with a bath, WC, and wash hand basin.

Outside

The property enjoys a front garden with excellent potential to be converted into off-road parking (subject to any necessary consents). To the rear is a well-maintained garden offering space to relax and entertain, with exciting potential to extend the property to the side, rear, or front, subject to the relevant planning permissions.

SERVICES

Mains Gas, Water, Electricity & Sewage

Viewing

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view.

Email: leiston@flickandson.co.uk

Tel: 01728 833785

Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective

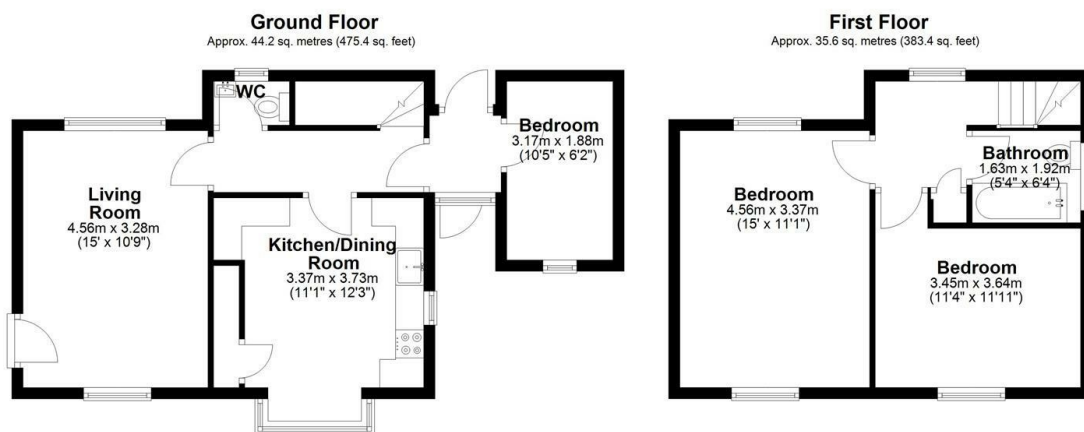
purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

Outgoings

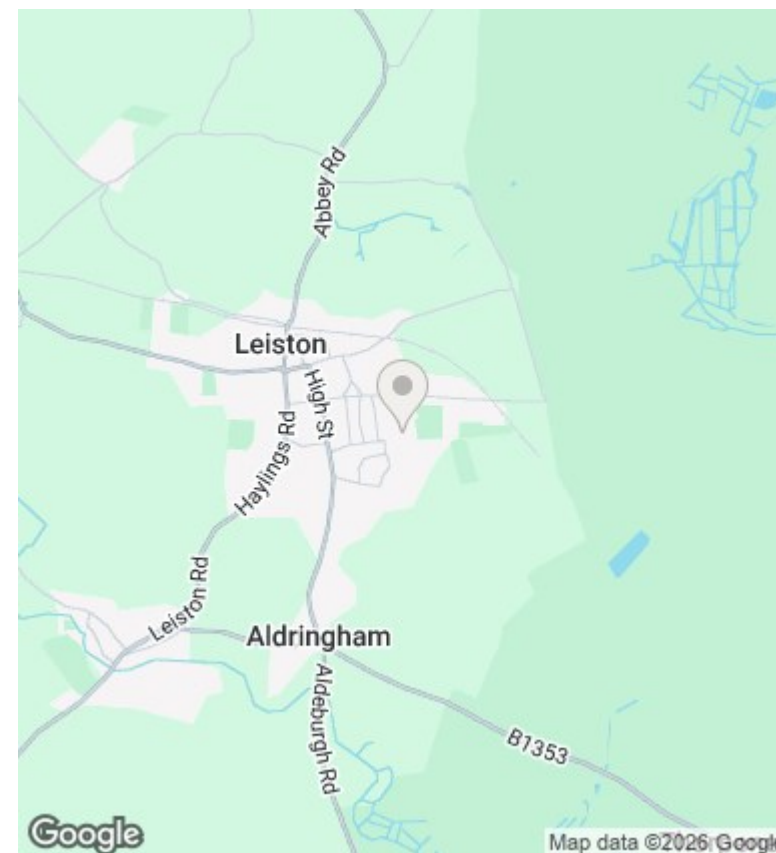
Council Tax Band Currently A







Total area: approx. 79.8 sq. metres (858.8 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com