



## Leiston, Suffolk

Guide Price £265,000

- No Onward Chain
- Two Bedrooms
- EPC - D
- Impressively Tall Ceilings Throughout
- Feature Fireplaces
- Garage En-bloc & Residents Parking
- Private Garden

# High Green, Leiston

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:



## DESCRIPTION

This elegant two-bedroom semi-detached home is situated in the heart of Leiston's historic High Green—a tranquil, communal green space framed by mature trees and period architecture. Part of a thoughtfully converted 19th-century industrial complex, the property boasts soaring ceilings, original sash windows, and preserved fireplace details that reflect its Grade II listed heritage. Modern comforts include gas central heating, a private rear garden, and access to a garage en bloc with unallocated resident parking. Its central location offers easy access to local amenities, shops, and public transport, making it both a peaceful retreat and a convenient base

## ENTRANCE HALL AND PORCH

A welcoming front porch opens into a spacious hallway that connects the front and rear entrances. The hall includes two radiators and an under-stairs storage cupboard, providing ample space and functionality

## KITCHEN

Well-designed and highly functional, the kitchen features units on three walls at both base and eye levels. A sash window on the side elevation is complemented by three high-set west-facing windows, filling the space with light. Original built-in cupboard housing the gas boiler with six open shelves above. Adjustable spotlighting (9 spotlights). The Sink is found above washing machine. Hotpoint oven with fan and smelt gas hobs. Radiator.

## LIVING ROOM

A bright and elegant room with two large sash windows, one facing the rear and the other the side elevation. The room features two radiators, open fireplace, and is fully carpeted.

## FIRST FLOOR LANDING

A generous, carpeted landing is bathed in natural light from a large rear-facing sash window with views over the private garden and the attractive High Green. Airing cupboard housing the immersion tank & electric shower pump

## BATHROOM

Stylish and functional, the bathroom features a heated towel rail, WC, wash basin, and a bathtub with dual shower heads above. Tiled surrounds at the basin and bath area ensure practicality, while a sash window facing the front elevation offers natural light and a view toward the Long Shop Museum.

## BEDROOM ONE

A spacious and light-filled room with a large sash window overlooking the side elevation. Features include a radiator, original built-in wardrobe, mirrored sliding wardrobe, and a fireplace feature, adding to the room's timeless appeal.

## BEDROOM TWO

This second double bedroom includes a sash window facing the rear garden, a radiator, fireplace feature, and loft access, providing useful storage or expansion potential.

## OUTSIDE

Private rear garden accessed via the rear door & side gate. A single garage en bloc is found a short distance away from property in residents bloc which then leads to a residents' parking area with six spaces(un-allocated).

## SERVICES

Mains gas, water, and drainage

## VIEWINGS

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

Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk)

Tel: 01728 833785 Ref:

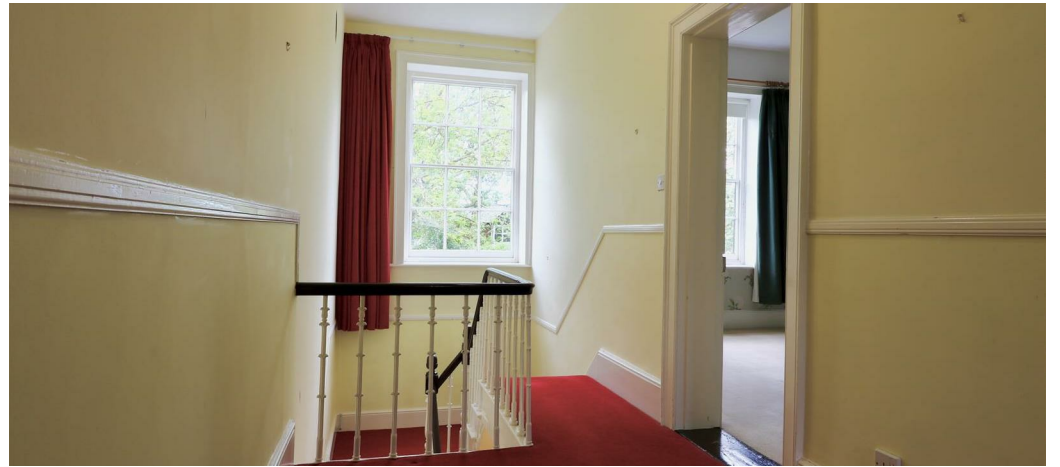
## FIXTURES AND FITTINGS

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.

## AGENTS NOTE

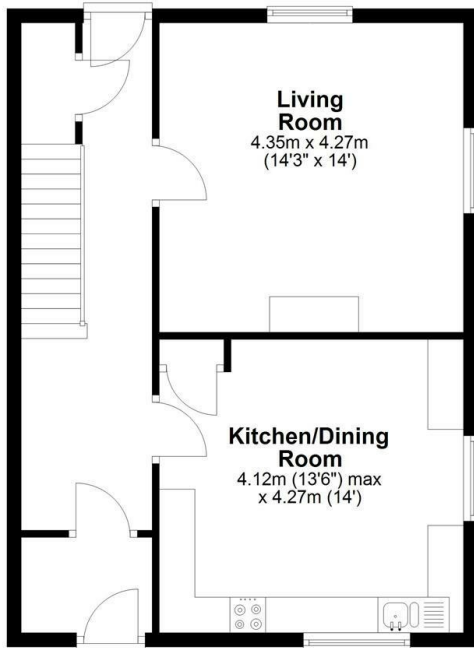
1 High Green is attached to a terrace of houses which are Grade II Listed





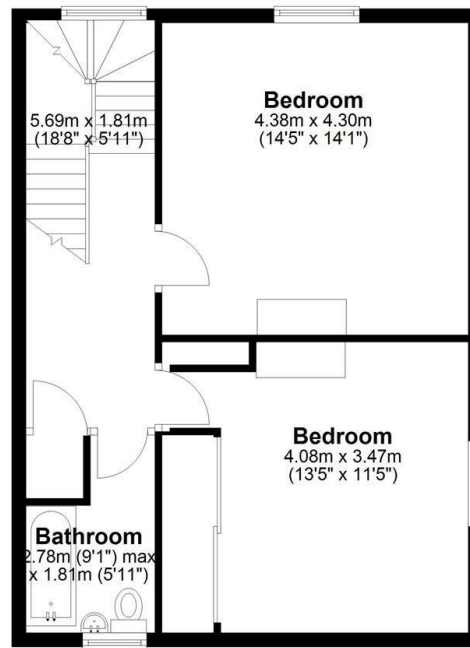
### Ground Floor

Approx. 53.2 sq. metres (572.3 sq. feet)



### First Floor

Approx. 53.2 sq. metres (572.3 sq. feet)



Total area: approx. 106.3 sq. metres (1144.7 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)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)