Flick & Son
Coast and Country

Leiston,

Offers In Excess Of £200,000

- Completed Chain
- Kitchen Diner
- Gas Central Heating
- Three Bedrooms
- Upstairs Bathroom
- EPC - C
- Garage & Off Road Parking Space
- Bright Garden

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Park Hill, Leiston

THREE BEDROOM END OF TERRACE WITH GARAGE & PARKING. 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.

3 1 2 C

Council Tax Band: B

TENURE
Freehold

Outside
The property enjoys a superb position with the front door facing directly onto the park opposite. Footpaths provide convenient access to the high street and town centre.
The rear garden is a particularly lovely feature — mainly laid to lawn and benefiting from an east to south-facing aspect, allowing for plenty of natural sunlight throughout the day. A shed sits neatly in the corner providing useful storage. The garden is a private space, enclosed by a combination of brick wall and fencing, with a rear gate offering access to the garage & parking.

Garage
With electricity supply. Parking Space in front of garage door

Entrance Hallway
Welcoming entrance hallway with a modern front door featuring frosted double glazing. Staircase rising to the first floor landing, radiator to the side, and door leading through to the living room.

Living Room
A bright and inviting reception room featuring a double-glazed bay window and an additional window, allowing for an abundance of natural light. Large radiator, built-in storage cupboard, and door leading through to the kitchen diner.

Kitchen Diner
A highly functional and stylish open-plan space, perfect for modern living.
The dining area comfortably accommodates a table and chairs, with a radiator positioned beneath a double-glazed window overlooking the garden.
The kitchen is fitted with worktops surrounding the room, incorporating a breakfast bar and a range of eye- and base-level units. A modern combination boiler is neatly positioned in the corner. Additional double-glazed windows overlook the garden, along with a frosted double-glazed door providing direct garden access.

First Floor Landing
Doors leading to all bedrooms and the bathroom. Two built-in storage cupboards with hanging rails. Loft access via hatch.

Bedroom One
A lovely-sized double bedroom with double-glazed windows overlooking the park, complemented by secondary glazing. Radiator below.

Bedroom Two
A good-sized bedroom with built-in cupboard and double-glazed windows overlooking the garden.

Bedroom Three
A single bedroom with radiator beneath a double-glazed window and additional secondary glazing.

Bathroom
Comprising a bath with overhead shower and tiled surround, WC, and wash basin. Radiator and frosted double-glazed window.

Outgoings
Council Tax Band Currently B

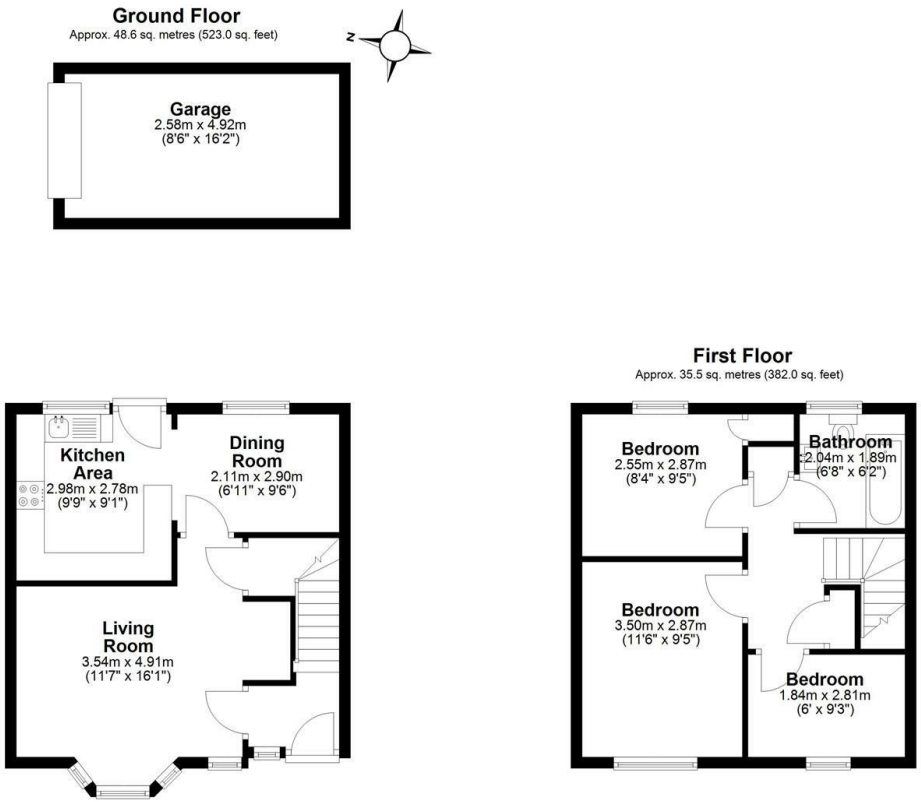
SERVICES
Mains Gas, Water, Electricity & Sewage

Viewing Arrangements

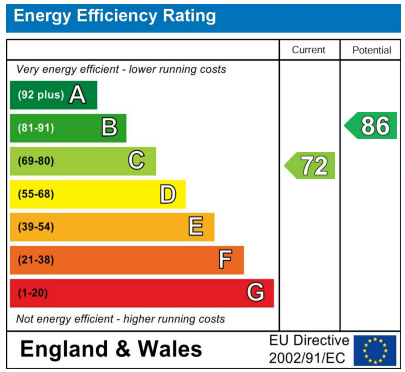
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view.
Email: leiston@flickandson.co.uk
Tel: 01728 833785

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.



Total area: approx. 84.1 sq. metres (905.0 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

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

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