Flick & Son
Coast and Country







Leiston, Suffolk

Guide Price £270,000

- No Onward Chain
- Three Bedrooms
- Gas Central Heating
- Barn Conversion
- Two Bathrooms
- EPC - awaiting
- Car Port
- Fabulous Location

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777
enquiries@flickandson.co.uk
www.flickandson.co.uk

The Gables, Leiston

10 The Gables is a bright and well-presented home offering spacious accommodation arranged over two floors. With a modernised kitchen/diner, light-filled living room, three bedrooms, a versatile third room and attractive views towards the surrounding fields, the property provides a comfortable and practical home in a pleasant setting. The addition of a carport and garden further enhances its appeal.

3 2 1 C

Council Tax Band: C





Tenure
Freehold

Property Description
The property benefits from a carport located to the rear, with convenient access to the garden through a rear gate. The beautifully maintained garden is enclosed by attractive stone walls and fencing, providing a private and charming outdoor space.

The ground floor accommodation comprises a spacious living room, kitchen,, and an additional shower room. A generous entrance hall offers useful storage space.

On the first floor, there are two further bedrooms and a bathroom, providing comfortable and well-proportioned accommodation throughout.

Services
Mains gas, water, electricity & sewage

Outgoings
Council Tax Band Currently C. Estate charge tbc.

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

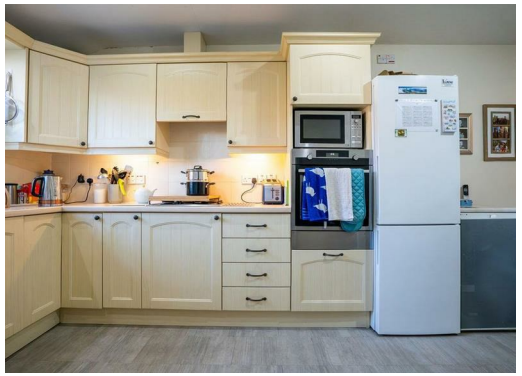
Fixtures & Fittings
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if 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.

AML
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant



















AWAITING FLOOR PLAN

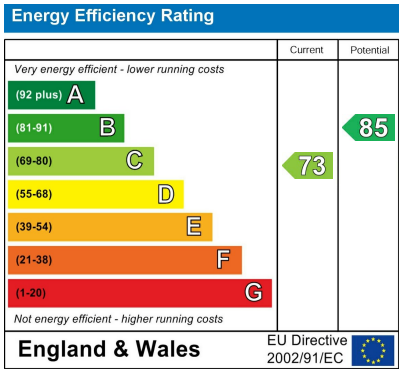


Conveyancing, Surveys & Financial Services

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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