



Leiston,

Guide Price £270,000

- No Onward Chain
- Stunning Garden
- Gas Central Heating
- Three Double Bedrooms with Inbuilt Wardrobes
- Upstairs Bathroom & Downstairs Cloakroom
- EPC - C
- Garage & Off Road Parking
- Central Town Location

Central Road, 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: B



DESCRIPTION

Located on Central Road, this well-proportioned three-bedroom property offers a fantastic opportunity for buyers looking to put their own stamp on a home. The house features a bright entrance hallway, spacious living/dining room, kitchen, cloakroom, garage with utility potential, and three good-sized bedrooms. Outside, there is ample driveway parking and a beautiful rear garden with patio areas. While the property has been well cared for, it would benefit from modernisation throughout, making it an excellent project for those seeking to create a bespoke family home.

ENTRANCE HALL

The front door opens into a bright, carpeted hallway featuring a radiator. From here, doors lead to the kitchen, living room, and cloakroom/garage. A staircase provides access to the upstairs landing.

CLOAKROOM / GARAGE

Accessed from the hallway, the cloakroom includes a frosted double-glazed window above the WC, a radiator, and a Vaillant gas boiler. Through the cloakroom is the internal door to the garage, which benefits from electricity and plumbing for a utility area, a double-glazed side window, and an overhead garage door opening to the front elevation.

KITCHEN

A well-appointed kitchen with a double-glazed window to the front and a radiator beneath. Upon entry, there's an inbuilt fridge-freezer beside a pantry cupboard. Additional features include a breakfast bar, gas hobs, a double oven, a stainless-steel sink, and storage cupboards at both eye and base level.

LIVING ROOM / DINER

A spacious and versatile room ideal for both lounging and dining. Two double-glazed windows overlook the rear garden, while a frosted

double-glazed door provides access to the patio. The room is comfortably heated by two radiators.

UPSTAIRS LANDING

The staircase leads to a generous landing with a large frosted double-glazed window on the side elevation and a radiator below. Doors provide access to all bedrooms and the bathroom. There is also a large airing cupboard with shelving and an immersion tank.

BEDROOM ONE

A bright double bedroom with a large double-glazed window to the front and a radiator beneath. The room features a built-in wardrobe with mirrored sliding doors and a hanging rail.

BEDROOM TWO

Currently arranged as a twin room, this bedroom has a large window to the rear offering views over the beautiful garden. It includes a radiator and a wardrobe with sliding doors and hanging space.

BEDROOM THREE

A further double bedroom with a rear-facing window, radiator, and a built-in wardrobe with hanging rail.

BATHROOM

This functional family bathroom features a frosted double-glazed window to the front, a WC, sink, bath, and a radiator.

OUTSIDE

The front of the property includes a driveway with space for at least two vehicles in front of the garage as well as an additional driveway on the side of the property offering space for two more cars. There is then a grassed area to the front.

The rear garden can be reached via the side driveway or through the living room. It's a beautiful outdoor space, with a main patio area, a lush lawn, and an additional patio seating area at the far end of the garden — perfect for entertaining or relaxing.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

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

Email: leiston@flickandson.co.uk

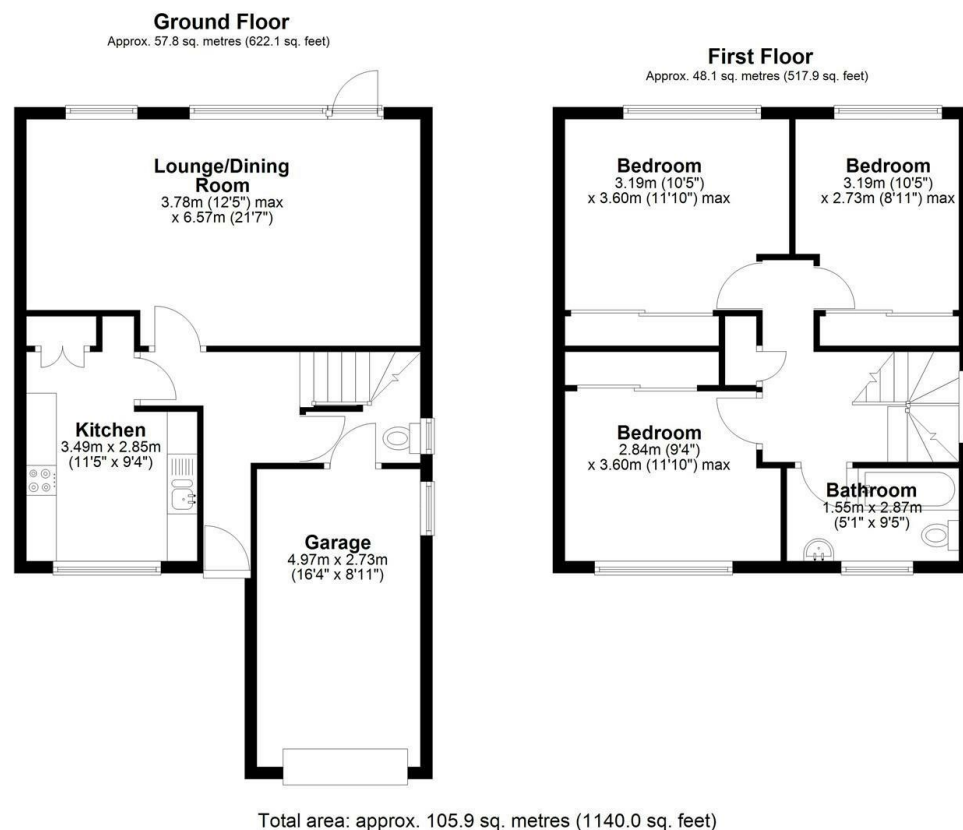
Tel: 01728 833785 Ref: 20900/RDB.

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.







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals 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		82
(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