Flick & Son
Coast and Country







# Leiston, Suffolk

## Offers In Excess Of £160,000

- Immaculate Cottage
- Log Burner
- EPC - D
- Lovely Rear Garden
- Walking Distance of Town Centre
- Freehold
- Open Plan Living
- Gas Central Heating

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

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www.flickandson.co.uk

# Valley Road, Leiston

An Immaculate Cottage in the Heart of the Town. 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.

1 1 1 D

Council Tax Band: A





## Tenure
Freehold

## Property Overview
Tucked away in a peaceful and private setting just off Valley Road, this delightful redbrick end-terrace cottage offers a wonderful blend of character and modern convenience. Meticulously updated throughout by the current owner, the home is ready to move straight into and benefits from a new damp-proof course, gas central heating, double glazing, and a cosy wood-burner.

## Living Room
Step directly into a warm and inviting reception space featuring an east-facing front window and a newly installed wood-burning stove that creates an ideal focal point for cosy evenings.

## Open Plan Kitchen
Flowing seamlessly from the sitting room, the brand-new fitted kitchen is equipped with a range of wall and base units, a stainless steel sink with a mixer tap, and dedicated spaces for an electric cooker, fridge, and washing machine.

## Bedroom
Ascending the stairs from the kitchen, you will find a bright bedroom featuring a dramatic vaulted ceiling and a front-aspect double glazed window. A clever little mezzanine level provides convenient extra storage space.

## Bathroom
Finished with contemporary fixtures, the modern suite includes a shower enclosure, a pedestal wash hand basin, and a low-level WC.

## Outside
To the rear, you will find an attractive and low-maintenance patio garden—a brilliant spot to relax outdoors. A substantial garden shed comes complete with electricity connected, offering great potential for a workshop or extra storage.

## Services
Mains Gas, Water, Electricity & Sewage

## Outgoings
Council Tax Band Currently A

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

## AML Checks
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

## 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.












BREAD

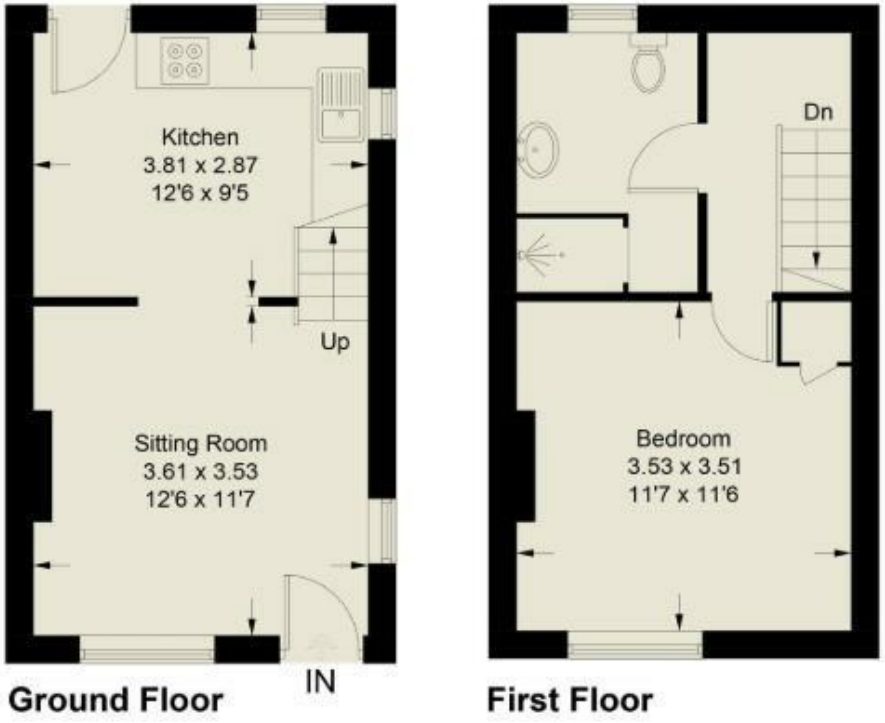






## 23 Valley Road, Leiston

Approximate Gross Internal Area = 50.0 sq m / 538 sq ft





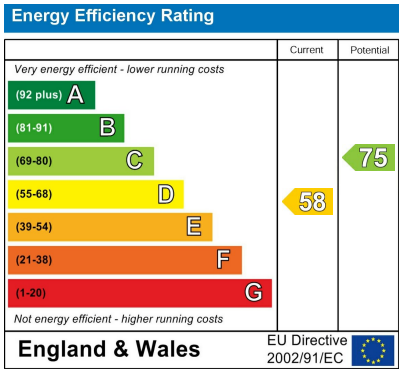


### Conveyancing, Surveys & Financial Services

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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