Flick & Son
Coast and Country







Leiston,

Guide Price £235,000

- Three Bedroom End of Terrace
- Cloakroom & Upstairs Bathroom
- Gas Central Heating
- Large South Facing Garden
- Living Room & Dining Room
- EPC - Awaiting
- Driveway
- Potential to Extend

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

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

St. Margarets Crescent, 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.

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Council Tax Band: B





Tenure
Freehold

Outside
An attractive frontage with a driveway providing off-street parking for two vehicles, with further potential to expand if desired. Side access leads to a generous, south-facing rear garden—perfect for enjoying all-day sunshine and outdoor entertaining.

Entrance Hallway
Welcoming entrance hallway with staircase rising to the first-floor landing. Doors lead to the cloakroom, dining room, living room, and kitchen. Radiator.

Cloakroom
Convenient ground-floor cloakroom comprising WC and wash hand basin.

Living Room
A warm and inviting living space featuring wooden flooring and centred around a charming log-burning fireplace. A double-glazed window overlooks the rear garden, allowing for plenty of natural light. Radiator.

Dining Room
A versatile room currently arranged as a dining area and home office. A double-glazed window overlooks the front garden with a radiator positioned below.

Kitchen
A bright and airy kitchen with two double-glazed windows allowing natural light to flood the space. Fitted with a range of wall and base units, including a useful larder cupboard. Gas combination boiler located in the corner. White goods are included in the sale. A door leads to a porch area providing additional space for a fridge and storage.

First Floor Landing
Light-filled landing with a double-glazed window above the stairs. Access to loft, storage cupboard, and doors leading to all bedrooms and the family bathroom.

Bedroom One
A spacious double bedroom with two double-glazed windows overlooking the front aspect. Radiator.

Bedroom Two
Another generously sized double bedroom with a double-glazed window enjoying views over the rear garden. Radiator.

Bedroom Three
A comfortable single bedroom with a double-glazed window overlooking the rear garden and a radiator beneath.

Bathroom
Modern family bathroom fitted with a walk-in shower, WC, wash hand basin, and heated towel rail. Frosted double-glazed window for privacy.

Outgoings
Council Tax Band Currently B

SERVICES
Mains Gas, Water, Electricity & Sewage

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.

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

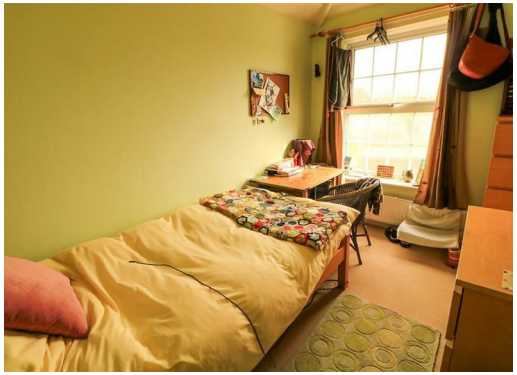
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged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









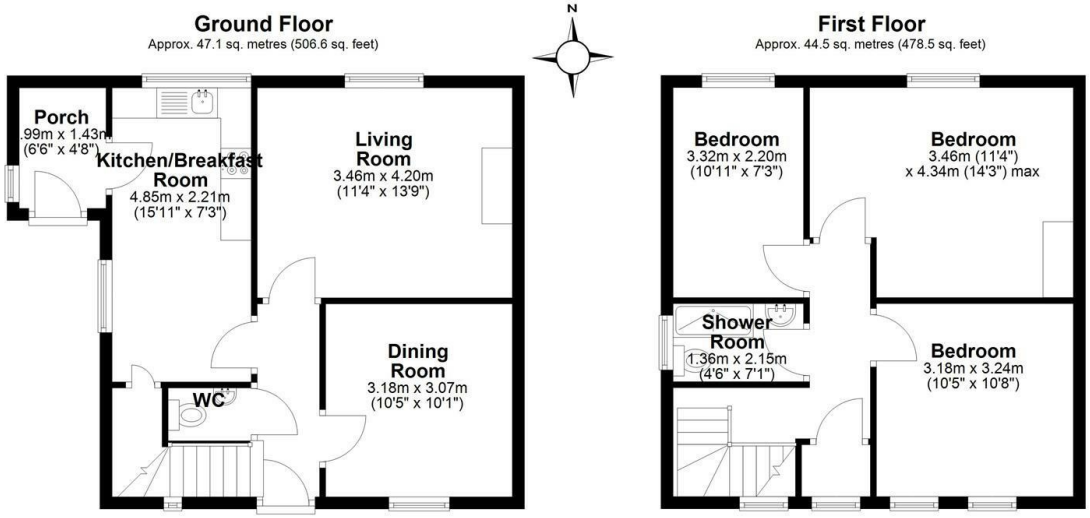












Total area: approx. 91.5 sq. metres (985.1 sq. feet)

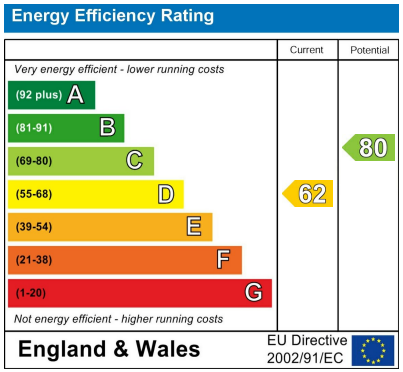


Conveyancing, Surveys & Financial Services

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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