



## Leiston, Suffolk

Guide Price £199,000

- No Onward Chain
- End of Terrace
- Walking Distance to Town Centre
- Two Off Road Parking Spaces
- Gas Central Heating
- EPC - C and Current Gas / Electrical Safety Certificates
- Three Bedrooms
- New Bathroom being installed for sale

# Grimsey Road, Leiston

An End of Terrace house with off road parking within walking distance of the High Street. 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: A



## Tenure

Freehold

## Overview

This very well presented, three bedroom, end of terrace house is offered with no onwards chain. Built around 1900, it offers to be a truly fantastic home. Having recently been redecorated, it is well presented throughout. The outside space is an asset, with a lovely lawned garden and driveway. It is within walking distance of the High Street.

## Entrance Hallway

Welcoming entrance hallway featuring a radiator, with doors leading to the reception room and staircase rising to the first-floor landing.

## Reception Room

A spacious and versatile reception room, currently arranged as an open space but easily divisible if required. Dual-aspect double-glazed windows allow natural light to flood the room, with radiators positioned at each end. An electric fireplace provides an attractive focal point. Recently redecorated, offering a fresh and inviting feel throughout.

## Kitchen

Fitted with modern units at both eye and base level. Stainless steel sink positioned beneath a double-glazed window overlooking the side elevation. Freestanding oven with extractor hood above and a radiator.

## Utility Room

Connecting the kitchen to the bathroom, the utility room houses the gas combination boiler and provides plumbing for white goods. An external door offers direct access to the rear garden.

## Bathroom

Frosted double-glazed window to the side elevation. Currently being re-fitted with new bath with overhead shower unit, wash hand basin and low level WC.

## First Floor Landing

Landing with loft hatch access, radiator, and doors leading to all bedrooms.

## Bedroom One

A spacious double bedroom featuring two double-glazed windows to the front elevation, each with radiators beneath, creating a bright and comfortable space.

## Bedroom Two

Well-proportioned double bedroom with a double-glazed window overlooking the rear garden and radiator below.

## Bedroom Three

Single bedroom with a double-glazed window overlooking the rear garden and radiator beneath.

## Outside

The rear garden is private and enclosed, offering both lawned and patio areas ideal for outdoor enjoyment. Off-road parking is located at the far end of the garden and is fenced and gated to maintain privacy. The property benefits from a right of way across a neighbouring garden, with no right of way over this garden. A garden shed provides useful additional storage.

## Council Tax

Currently Band A

## SERVICES

Mains Gas, Electricity, Water & Drainage

### Viewing Arrangements

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

Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk)

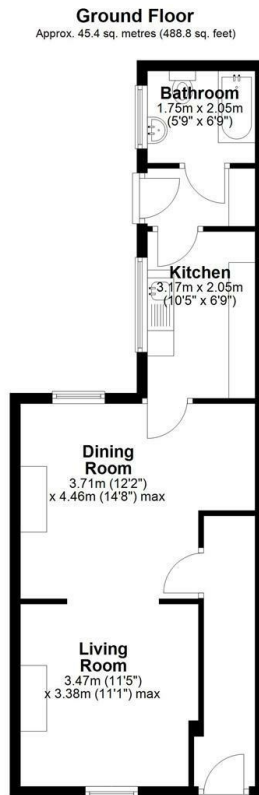
Tel: 01728 833785

### 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. 84.3 sq. metres (907.1 sq. feet)

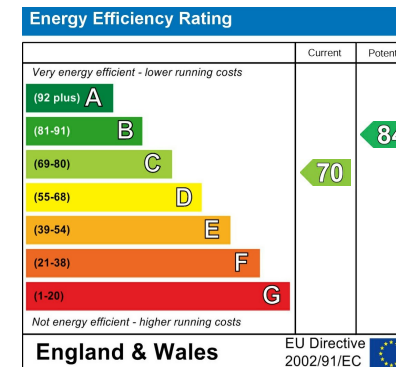


### Conveyancing, Surveys & Financial Services

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](http://www.epcregister.com)