



## Leiston,

Guide Price £295,000

- Three Bedrooms
- Two Off Road Parking Spaces
- Ready to move in / let
- Town House overlooking Square
- Useful Garden on Corner Plot
- EPC - B
- En Suite, Bathroom & Cloakroom
- Remaining NHBC Warranty

# Coxwells Square, Leiston

A semi-detached Town House that overlooks the square and benefits from three bedrooms and two bathrooms on a corner plot. Located in the popular town of 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: C



## Outside

Accessed via a side gate and patio doors from the kitchen, this spacious corner plot garden offers a private and versatile outdoor space. The garden features a pleasant patio area, a useful shed, and a pergola providing shelter and shade, making it ideal for both relaxation and entertaining.,

## Ground Floor

### Living Room

A bright and welcoming living room with a large window to the front elevation allowing plenty of natural light. Features include a radiator, useful under-stairs storage cupboard, and porch entrance.

### Kitchen

Well-appointed kitchen fitted with a range of eye-level and base units, with additional units and breakfast bar added by the current owners. Further benefits include patio doors opening onto the garden, radiator, oven with gas hob and extractor, and sink positioned beneath a double-glazed window overlooking the garden. The gas combination boiler is neatly housed in the corner.

### Cloakroom

Comprising WC, wash hand basin, and radiator.

## First Floor

### Family Bathroom

Serving the 2nd & 3rd bedrooms, fitted with a bathtub with tiled surround, WC, and wash hand basin. Additional features include a radiator, extractor fan, and frosted window to the side elevation.

### Bedroom Two

A generous double bedroom featuring two windows to the front elevation, overlooking the green, and a radiator.

### Bedroom Three

A good-sized room with a large double-glazed window to the rear elevation. Ideal as a single bedroom, home office, or guest room, with space for a desk and wardrobe.

## Top Floor

### Master Bedroom

An impressive double bedroom with a double-glazed window to the front elevation, enjoying views over the green square. Features include a radiator, built-in wardrobe, and an additional large storage cupboard on the landing with hanging rail.

## En Suite

### 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.

## 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

## TENURE

Freehold

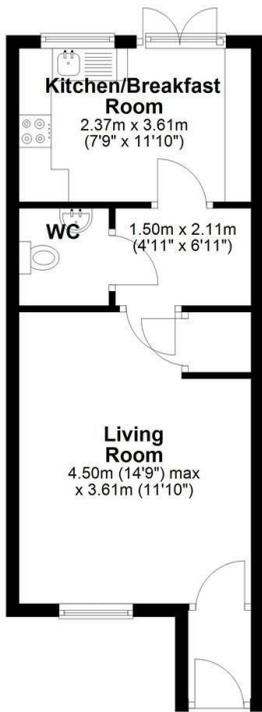
## SERVICES

Mains Gas, Water, Sewage & Electricity





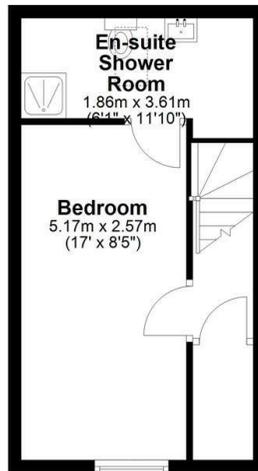
**Ground Floor**  
Approx. 32.6 sq. metres (351.1 sq. feet)



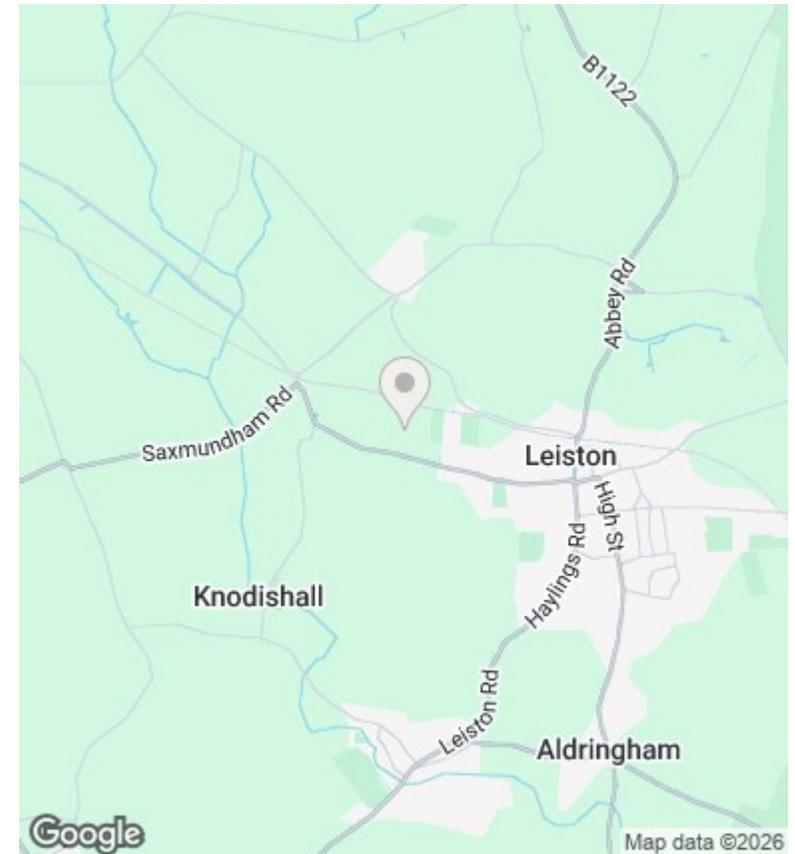
**First Floor**  
Approx. 31.1 sq. metres (334.5 sq. feet)



**Second Floor**  
Approx. 24.6 sq. metres (265.0 sq. feet)



Total area: approx. 88.3 sq. metres (950.6 sq. feet)



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### 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)