



Leiston,

Guide Price £210,000

- End of Terrace
- Stunning Rear Garden
- Gas Central Heating
- Two Bedrooms
- Central Town Location
- EPC - D
- Upstairs Bathroom
- Two Reception Rooms

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: A



DESCRIPTION

A charming and well-presented two-bedroom home featuring a spacious entrance hallway, separate living and dining rooms, and a well-equipped kitchen with direct access to a private rear courtyard. The upstairs landing offers space for a home office, leading to two bright bedrooms and a modern bathroom. Outside, the property boasts attractive raised beds, a useful outbuilding with electricity, and a beautifully maintained private rear garden with multiple seating areas, ideal for relaxing or entertaining. The private garden is a huge selling point of the property.

ENTRANCE HALL

Double glazed front door leads you into a spacious entrance hallway with wood laminate flooring. Doors lead to the living room, dining room, and a steep staircase to the upstairs landing.

LIVING ROOM

Double glazed window to front elevation with radiator below. Gas fireplace is the central feature of the room.

DINING ROOM

Double glazed window to rear elevation with radiator below. Large under-stair cupboard with light provides excellent storage. Door to kitchen.

KITCHEN

Double glazed window to rear elevation, positioned above the sink. Cupboards at both eye and base level surround the kitchen. Currently contains a washing machine, oven, extractor fan, and space for a fridge freezer. External door leads to the back garden.

UPSTAIRS LANDING

An excellent use of space, the landing offers enough room to allow

for an office area, along with doors to the bedrooms and bathroom. Loft hatch.

BATHROOM

Bath with shower above, W/C, and sink. Radiator. Frosted double glazed window to rear elevation. Cupboard unit houses the gas combination boiler with shelving below.

BEDROOM ONE

Two double glazed windows to front elevation bring in plenty of light. Black fireplace provides a central focus to the room. Edwardian wardrobe in the corner. Radiator.

BEDROOM TWO

Radiator below double glazed window to rear elevation overlooking the garden.

OUTSIDE

An attractive entrance, with planting in the front garden leading via a pathway to the front door. A right-of-way passage on the left side of the property leads to gates for access to the gardens.

Immediately outside the back door is an enclosed, private courtyard, currently set with a table and chairs and many plants, creating an attractive area. There is an outside store with electricity and lighting, and attached to this is an old external toilet. This has potential to be converted into an internal space.

Exiting the gate and crossing the right-of-way passage brings you to a large, beautifully maintained garden. On entry to this private garden, there is a shed, planting blocks, and a patio seating area. A grassed section with a bench leads to a shingle area, perfect for al fresco dining. The boundary red brick wall adds character to the space.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently A.

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

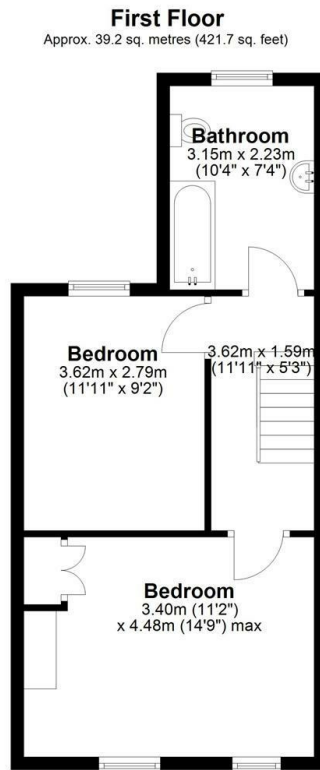
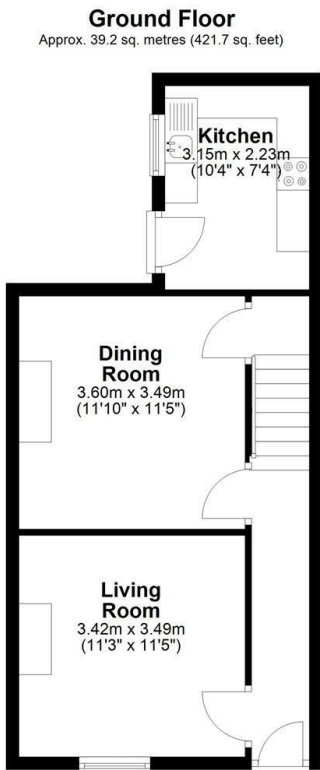
Tel: 01728 833785 Ref: 20901/RDB.

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.







Total area: approx. 78.3 sq. metres (843.3 sq. feet)

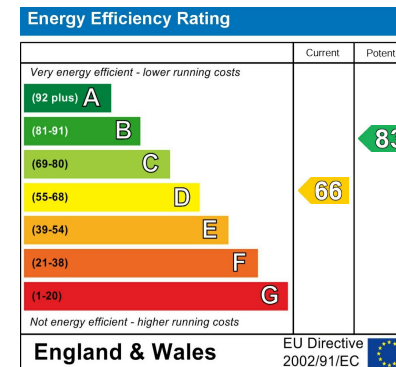


Conveyancing, Surveys & Financial Services

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