



## Leiston,

Guide Price £230,000

- Three Bedrooms
- Kitchen/Diner with Appliances
- Gas Central Heating
- Off Road Parking for Multiple Vehicles
- Living Room
- Double Glazing
- Studio/Summer House
- Hall & Cloakroom
- EPC - Awaiting

# Harling Way, Leiston

A modern three bedroom semi-detached house with excellent off road parking and studio building in the garden. 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: B



## DESCRIPTION

A modern semi-detached family house with double glazing and gas central heating. The accommodation features entrance lobby, cloakroom, hallway, sitting room, fitted kitchen/dining room opening to the rear garden. To the first floor the property has three bedrooms and a bathroom. The property has a driveway providing off road parking for multiple vehicles, continuing beyond double gates to the rear garden, which is laid to shingle and contains an excellent summer house/studio building with double glazing and electric supply.

## ACCOMMODATION

### ENTRANCE LOBBY

### CLOAKROOM

Suite comprising hand basin and W.C.  
Door way to:

### HALLWAY

Staircase to first floor. Cloaks area below and storage cupboard.

### SITTING ROOM

Double-glazed window to front. Electric fire.

### KITCHEN/DINER

Fitted with a range of wall and base units below worksurfaces. Single drainer sink unit with tiled surrounds. Fitted electric oven and microwave, gas hob with cooker hood over, concealed fridge/freezer and plumbing for washing machine. Double glazed window and door to rear.

## FIRST FLOOR

### LANDING

Built in airing cupboard.

### BEDROOM ONE

Double-glazed window to front.

### BEDROOM TWO

Double-glazed window to rear.

### BEDROOM THREE

Double glazed window to front.

### SHOWER ROOM

White suite comprising panel bath with shower over, W.C, hand basin, tiled splashbacks.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band currently B.

### SERVICES

Mains gas, electricity, water and drainage.

### VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

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

Tel: 01728 633777 Ref: 20705/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.

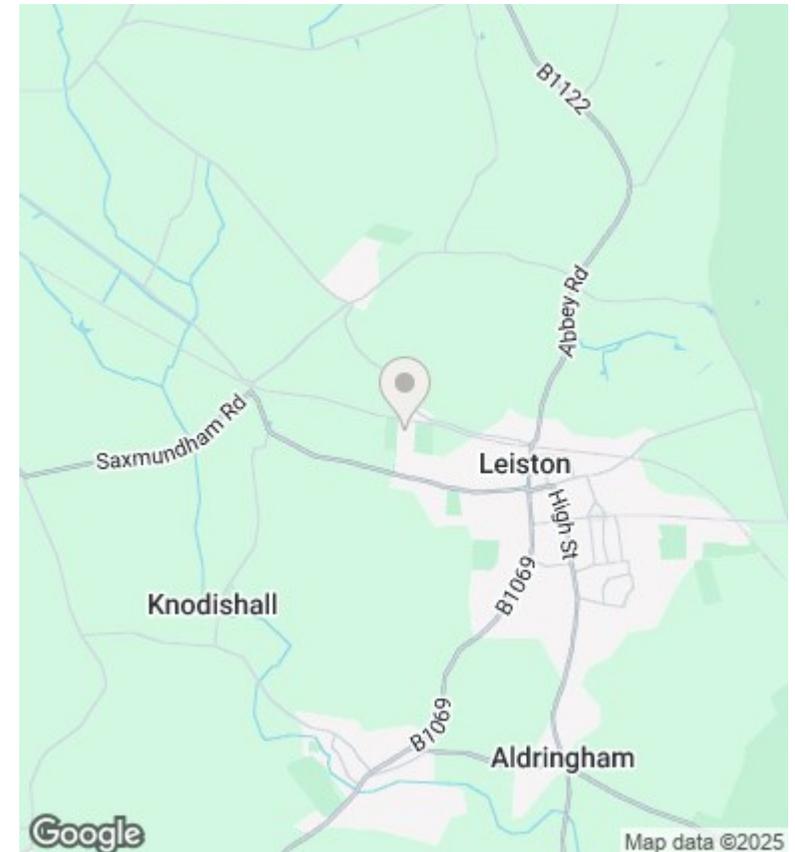
# AWAITING FLOOR PLAN

## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

## Fixtures & Fittings

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; text-align: center;"> <span style="font-size: 24pt;">85</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(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)

## 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.

## Viewings

Viewings by arrangement only. Call 01728 633777 to make an appointment.