



## Leiston,

Offers Invited £375,000

- No Onward Chain
- Upstairs Bathroom
- Gas Central Heating
- HMO Potential
- Off Road Parking & Potential to Add More
- EPC - D

- Four/Five Double Bedrooms
- Large Kitchen/Diner

# Waterloo Avenue, Leiston

A spacious Edwardian semi-detached house requiring renovation 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: D



## DESCRIPTION

A spacious Edwardian semi-detached house (circa 1912) with driveway and long rear garden.

This characterful property is ready for renovation and offers excellent potential for conversion—subject to planning permission—including the loft space. It would suit use as an HMO let or as a large family home.

Currently arranged as either four or five double bedrooms (depending on whether a dining room is required), the house boasts generously proportioned rooms and tall ceilings. It has retained many of its original Edwardian features, having been owned by the current family for over 30 years.

## OUTSIDE

The front garden includes parking for multiple cars, with potential to convert more of the front garden into additional off-street parking. The house is accessed via an external porch.

The plot measures approximately 280 feet from the road to the back boundary (subject to survey). A private side path with gate provides access to the rear garden.

The large rear garden features a patio area, lawn, and a further concreted section. Approximately half the garden is regularly maintained; the rear portion—separated by a gate—has been left to nature. A breeze-block shed requiring renovation sits around the halfway point.-

## GROUND FLOOR

### ENTRANCE HALLWAY

Provides access to the downstairs bedroom/dining room, living room, and kitchen/diner. Includes under-stairs storage and a radiator.

### KITCHEN / DINER

A generously sized room at the rear of the property with three double-glazed windows overlooking the garden and an additional window to the side.

Access to the rear garden is via a back porch. The kitchen requires updating but offers ample space for all appliances and modern needs. There is also an

external toilet area within the room with potential to incorporate it into the internal layout. Radiator.

### EXTERNAL TOILET AREA

W/C out of use. Houses the gas boiler, a water softener, and shelving. Offers potential for integration into the main house as it is in the corner of the kitchen.

### DOWNSTAIRS BEDROOM / DINING ROOM

A spacious room with a double-glazed window to the front elevation and a radiator. Can be used as a dining room or 5th Double Bedroom.

### LIVING ROOM

Features a central open fireplace and a large double-glazed bay window to the front. Radiator.

### FIRST FLOOR

#### LANDING

Bright and spacious with a double-glazed window to the front elevation. Provides access to four double bedrooms and the bathroom. Loft hatch gives access to a large loft area.

#### BATHROOM

Fitted with a heated towel rail, wash basin, W.C., and bath with overhead shower.

#### BEDROOM ONE

Large double bedroom with a double-glazed bay window to the front elevation. Radiator.

#### BEDROOM TWO

Double bedroom with a double-glazed window to the front. Radiator.

#### BEDROOM THREE

Double bedroom with a double-glazed window overlooking the rear garden. Radiator beneath.

#### BEDROOM FOUR

Double bedroom with in-built wardrobes and a double-glazed window with garden views. Radiator.

**TENURE**  
Freehold.

**OUTGOINGS**

Council Tax Band currently D.

**SERVICES**

**VIEWING ARRANGEMENTS**

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

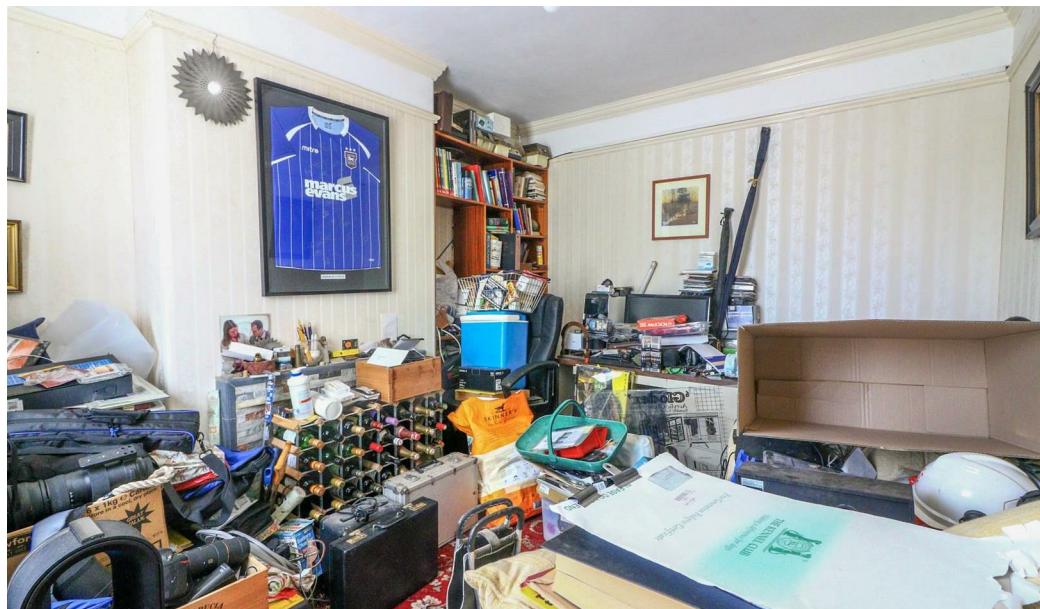
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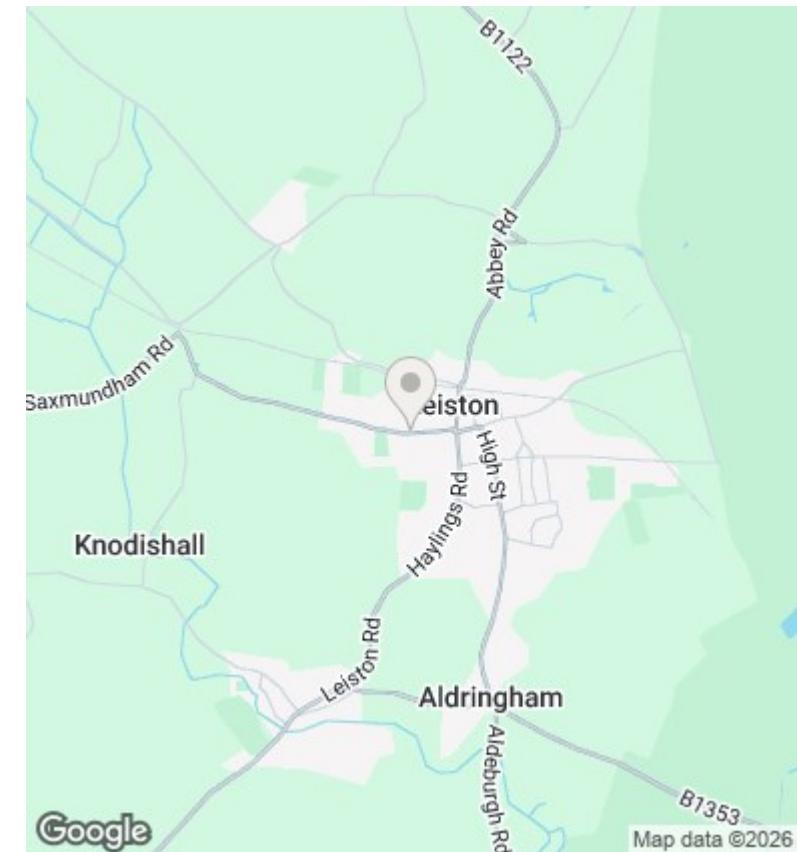
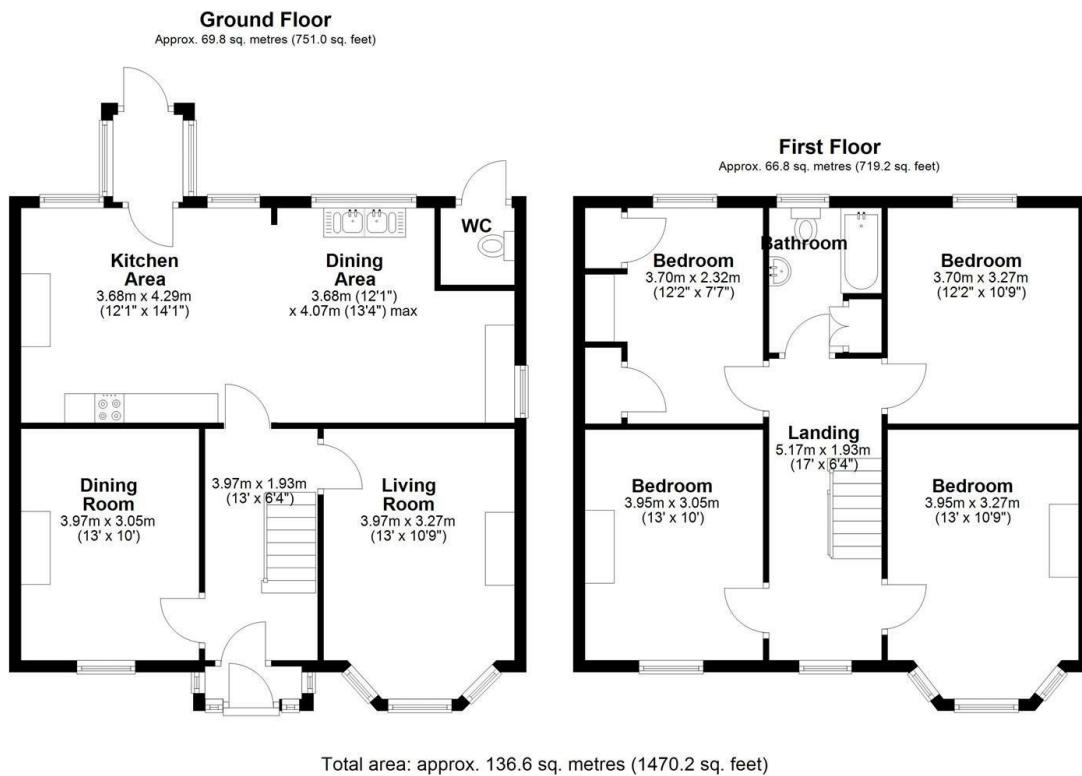
Tel: 01728 833785 Ref: 20909/RDB.

**FIXTURES & FITTINGS**

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## 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)