



## Leiston,

Guide Price £325,000

- No Onward Chain
- Walking Distance to Town Centre
- Double Glazing Throughout
- Two Bedroom Detached Bungalow
- Double Bedrooms with Built-In Wardrobes
- EPC -
- Garage & Driveway
- Front & Rear Garden

# Aldeburgh Road, Leiston

A Detached Bungalow with Garage & Driveway 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: D



## Tenure

Freehold

## Outside

The property offers an attractive frontage with a garage, driveway providing off-road parking for multiple vehicles, and a front garden. There is access to the rear garden from both sides of the property.

The rear garden enjoys a south-westerly aspect and is mainly laid out paving for low maintenance.

## Garage

A substantial garage running the full length of the bungalow, with an up-and-over door to the front, internal access from the property, and an external door to the rear garden. Additional loft storage is available via a ladder.

## Kitchen

Fitted with a range of wall and base units across three sides, the kitchen benefits from a double-glazed window to the front elevation and a side door providing access to the garden. There is allocated space for a washing machine, cooker, and fridge.

## Living Room

A generous and bright reception room featuring a dual aspect, with a double-glazed window and sliding doors allowing plenty of natural light to fill the space.

## Bedroom One

A very spacious double bedroom with a large built-in wardrobe featuring three sliding doors. A double-glazed window overlooks the garden, and there is direct internal access to the garage.

## Bedroom Two

A further large double bedroom with a double built-in wardrobe and a double-glazed window to the front.

## Bathroom

Comprising a bath, wash hand basin, and WC, with a frosted double-glazed window to the front elevation.

## Services

Mains Electricity, Water & Sewage. Heating is Warm Air Heating

## Outgoings

Council Tax Band currently D

## 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

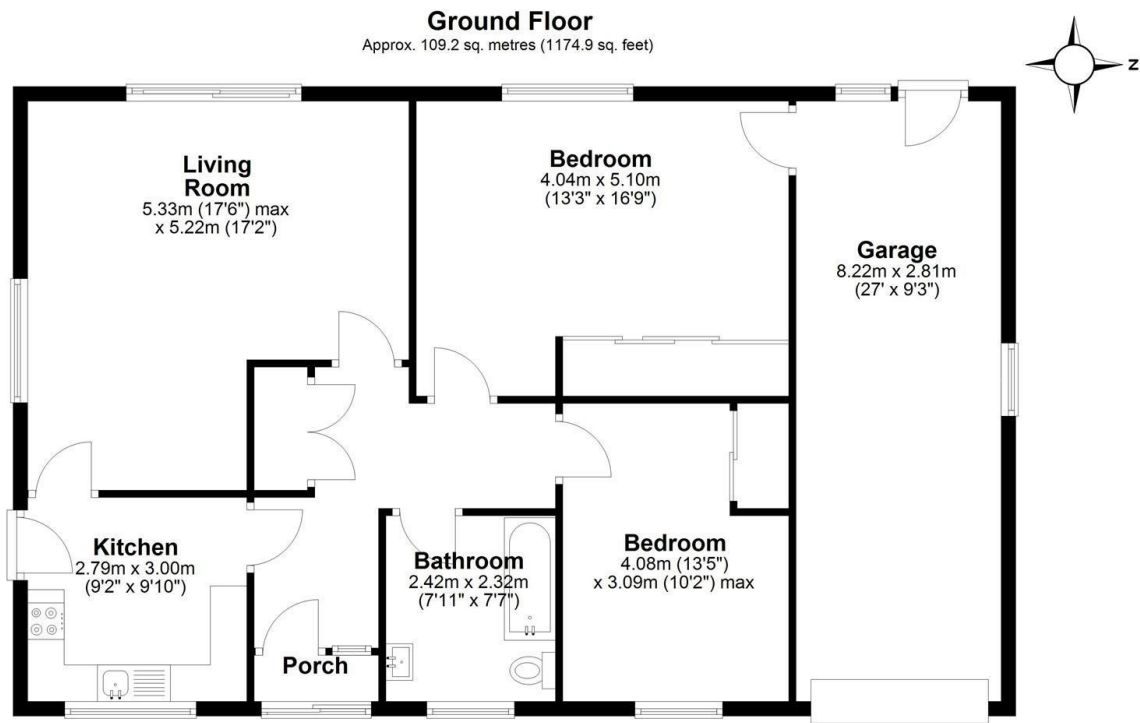
## Fixtures & Fittings

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. 109.2 sq. metres (1174.9 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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</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>			
		60	80
<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)