



## Leiston,

Guide Price £229,500

- Two Double Bedrooms
- Living Room
- Air Source Heating
- Hall & Cloakroom
- Off Road Parking
- Garden & Two Stores
- Kitchen/Dining Room
- Double Glazing
- EPC - B

# Valley Gardens, Leiston

An immaculately presented two bedroom semi-detached house in a cul de sac position within walking distance from the town centre. 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, 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 particularly well presented modern, semi-detached and energy-efficient home, situated in a quiet cul-de-sac, just a short walk from the town centre. This property offers contemporary open-plan living, with a stylishly fitted kitchen/dining room, seamlessly flowing into the spacious living room. At the front of the property is an entrance hall and cloakroom.

To the first floor, you'll find two generously proportioned bedrooms and a well-appointed family bathroom. The property features an open-plan front garden and an enclosed rear garden, with paved patio, stepping stones over a lawn leading to a split level deck providing outdoor space for relaxation and entertainment.

With a block paved driveway offering off-road parking for two vehicles, the home also benefits from air source heating and double glazing, ensuring comfort and energy efficiency throughout. This is the perfect first home, offering modern living in a fantastic location close to the town centre.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B.

## SERVICES

Mains 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](mailto:leiston@flickandson.co.uk)

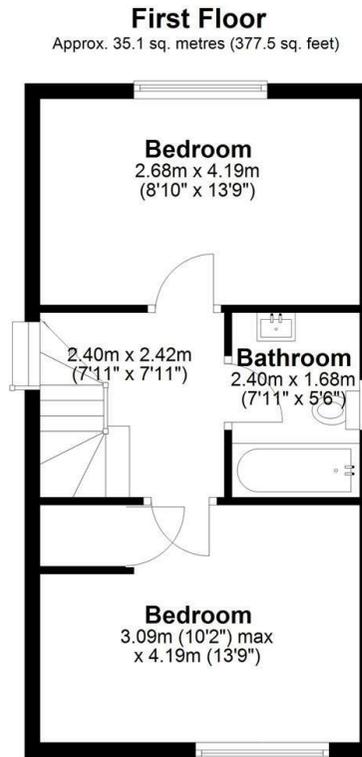
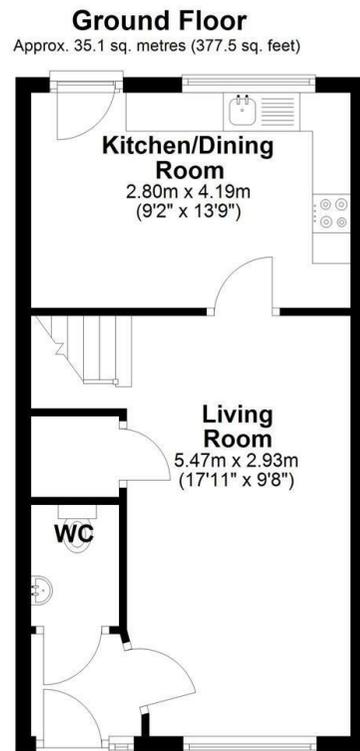
Tel: 01728 833785 Ref: 20798/RDB.

## 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. 70.1 sq. metres (755.0 sq. feet)

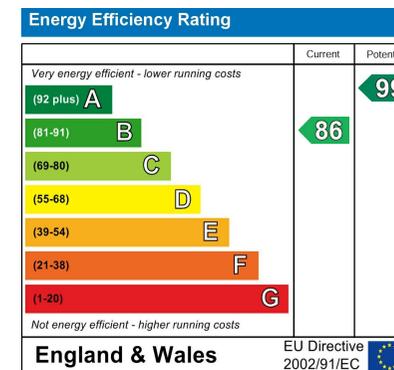


### Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)