



## Leiston,

Guide Price £210,000

- Three Bedrooms
- Timber Garden Store
- Gas Central Heating
- Generous Garden
- Wood Burner
- EPC - D
- Two Reception Rooms
- Ground Floor Bathroom

# Carr Avenue, Leiston

A well presented three bedroom semi-detached home, situated within walking distance to 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, 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 period semi-detached house situated in a popular and convenient location for the town centre amenities. The accommodation comprises of an entrance hall, sitting room with fireplace, larger second reception room with fireplace and wood burner, fitted kitchen, rear lobby with access to the garden and ground floor bathroom. To the first floor are three bedrooms. The garden is a good size, laid to lawn with wide paved patio and timber garden store at the far end.

## ACCOMMODATION

### ENTRANCE HALL

Entrance door. Staircase rising to first floor. Exposed timber floor boards.

### SITTING ROOM

Window to front, fireplace with timber mantle and surround, under stairs cupboard and door to:

### SITTING/DINING ROOM

Window overlooking rear garden, fireplace with wood burner, door to:

### KITCHEN

Fitted with range of base units and wall cupboards, work tops and single drainer sink unit. Fitted electric oven, hob with cooker hood over, fridge/freezer. Gas central heating boiler. Window to side.

### LOBBY

Plumbing for washing machine. Door to garden.

### BATHROOM

White suite comprising panelled bath with shower over, hand basin and WC.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

Two windows to front, built in wardrobe.

### BEDROOM TWO

Window to rear.

### BEDROOM THREE

Window to rear.

### OUTSIDE

To the front is an open paved area. Side passageway leads to the rear garden, large paved patio area and lawn garden, timber garden store.

### TENURE

Freehold.

### OUTGOINGS

Council Tax currently Band B.

### SERVICES

Mains gas, electricity, water and drainage.

### VIEWING ARRANGEMENT

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)

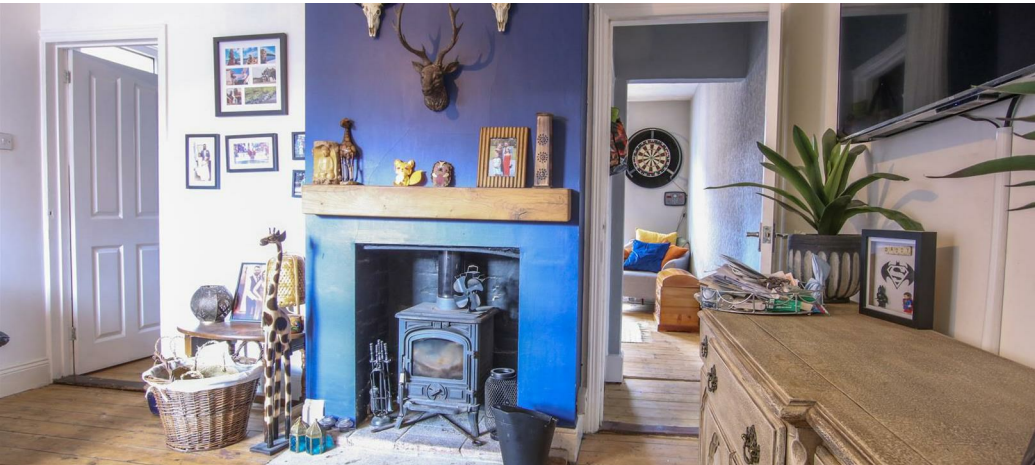
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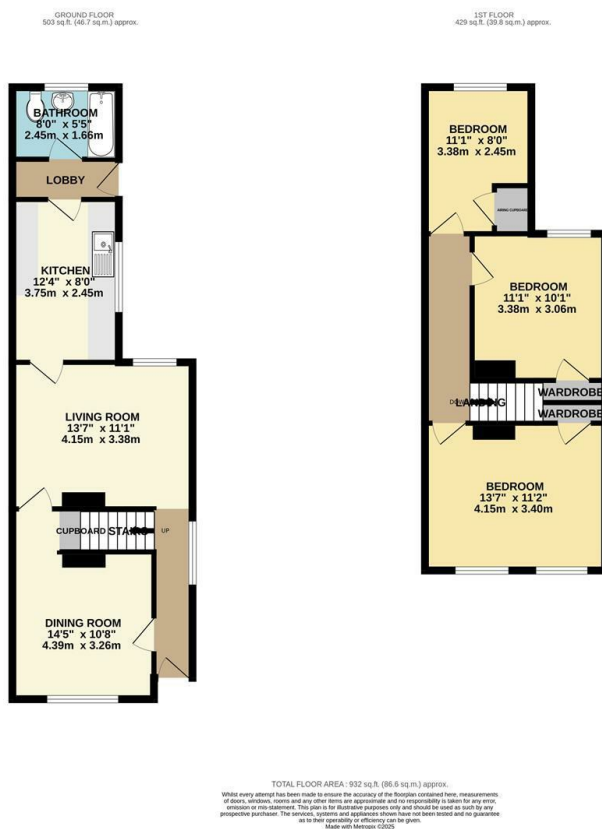
### FIXTURES & FITTINGS

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.





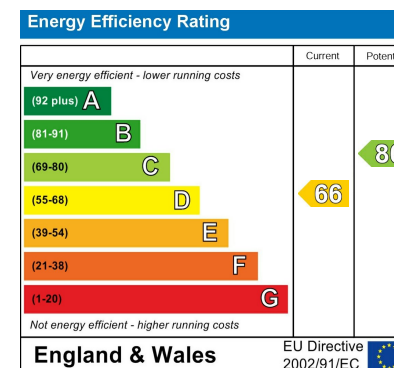


## Conveyancing, Surveys & Financial Services

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)