



## Leiston,

Offers In Excess Of £265,000

- Walking Distance to Town Centre
- Off Road Parking
- Gas Central Heating
- Three Bedrooms
- Garden
- Double Glazing
- Two Reception Rooms
- Fitted Kitchen
- EPC - D

# Carr Avenue, Leiston

A well presented three bedroom semi-detached house with off road parking and garden, situated 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, 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 well presented extended three bedroom semi-detached family home situated in the popular road on the north side of the town walking distance from the High Street . The accommodation has gas fired central heating and double glazing and features a cosy sitting room with fireplace and wood burner, lobby with staircase, spacious living room which opens into the smart kitchen/diner. The ground floor bathroom features corner bath, separate shower and twin hand basins. On the first floor the landing leads to three well proportioned bedrooms. Outside the is space to park one vehicle in front of the property. A gated passageway leads to the rear garden with large patio, lawn and timber garden shed.

## SITTING ROOM

Window to front. Wood burning stove set into recess with ruby tiled surround and stone hearth with wooden mantel over. Built-in shelves to one side.

## LOBBY

Stairs to first floor landing. Window to side.

## LIVING ROOM

Window to side. Wall mounted lights. Under stairs cupboard. Opening and step down into:

## KITCHEN/DINING ROOM

Windows to side and rear and door to garden. Fitted with matching range of wall and base units with space for gas cooker with stainless steel extractor hood over and coloured splashback. Plumbing for dishwasher. One and a half bowl single drainer sink unit with mixer tap. Wooden work surfaces with tiled splashbacks. Gloss tiled floor.

## BATHROOM

Window to rear. Corner bath, Corner shower cubicle, W.C. Twin basins recessed into Travertine tiles and surround. Chrome heated towel ladder. Ceramic tiled floor. Recess with plumbing for washing machine and space for tumble dryer.

## FIRST FLOOR

## LANDING

Access to loft.

## BEDROOM ONE

Two windows to front. Built-in wardrobe with mirror fronted sliding doors.

## BEDROOM TWO

Window to rear. AIRING CUPBOARD with wall mounted Baxi gas fired combi boiler and shelving.

## BEDROOM THREE

Window to rear.

## OUTSIDE

The property is approached via a concrete hard standing providing off-road parking for one vehicle and access via the side of the property, gated access to the rear. The garden has paved patio area at either end connected by a pathway and central lawn. Garden shed

## TENURE

Freehold.

## OUTGOINGS

Council Tax currently Band B.

## SERVICES

Mains water, electricity, gas and drainage.

## VIEWING ARRANGEMENTS

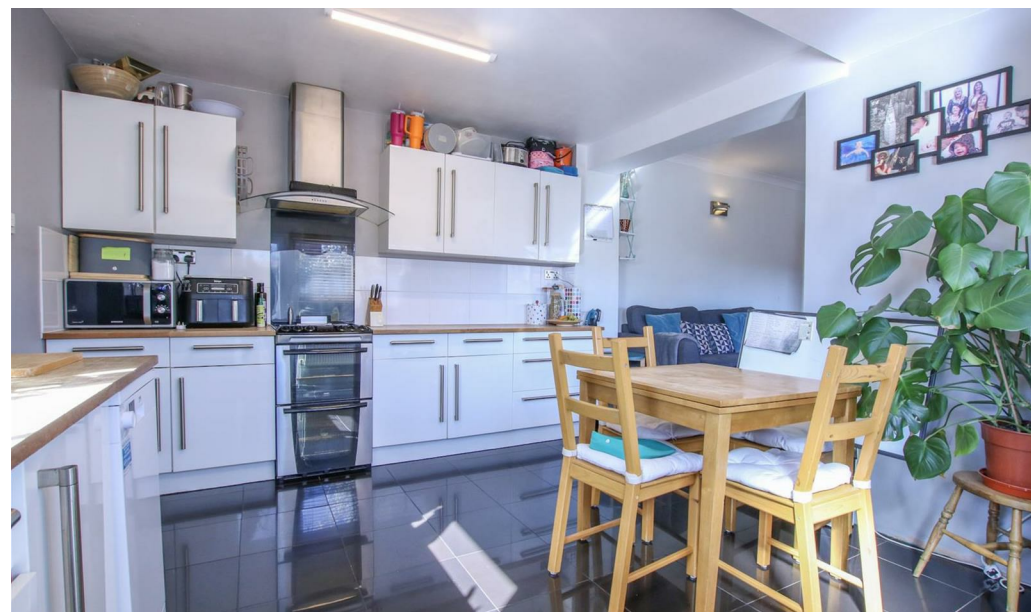
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view.

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

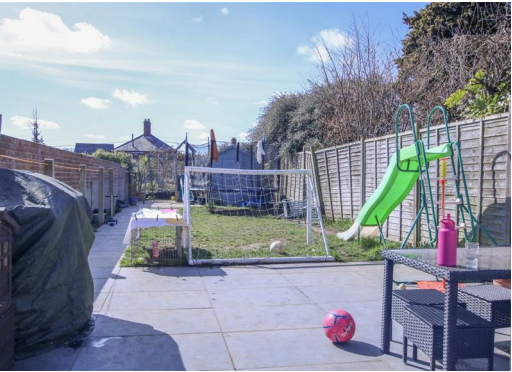
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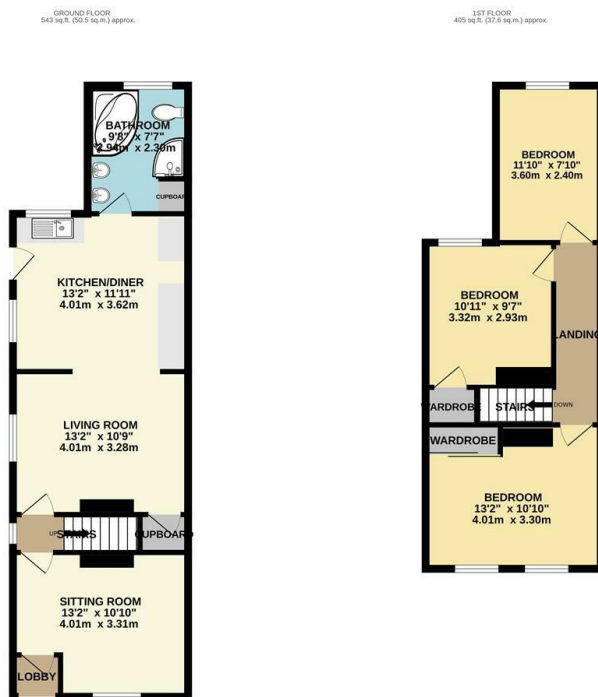
## FIXTURES & FITTINGS

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.









TOTAL FLOOR AREA: 948 sq ft. (88.1 sq m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to the accuracy or efficiency of the same.  
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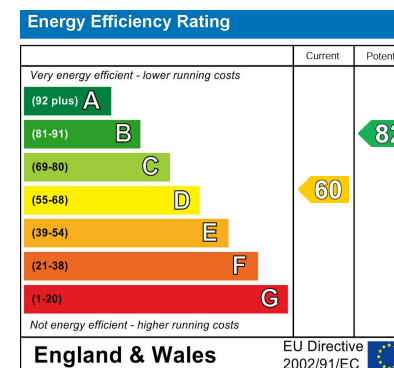


## Conveyancing, Surveys & Financial Services

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.

## 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)