



Leiston,

Guide Price £275,000

- No Onward Chain
- Living/Dining Room with Wood Burner
- 3 Bedrooms
- Gas Central Heating
- Fitted Kitchen
- Off Road Parking, Gardens & Store
- Sitting Room with Fireplace
- Ground Floor Bathroom & First floor WC
- EPC - D

Valley Road, Leiston

A most attractive semi-detached cottage with charming character and generous gardens a short walk 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

Set well back from the road behind a large front garden with a mature screening hedgerow and private driveway, this delightful semi-detached cottage offers an abundance of charm and traditional character.

Constructed with Flemish bond brick elevations beneath a pitched and hipped roof finished in black glazed pan tiles, the property displays classic cottage appeal with sash windows to the front elevation enhance the aesthetic.

Ground Floor

A welcoming entrance hallway features a staircase rising to the first floor, with a useful cloak hanging area and storage cupboard beneath.

The sitting room enjoys views over the front garden through a sash window and includes a brick fireplace with timber mantle and fitted shelving to either side. A panel-glazed window provides borrowed light into the adjoining spacious dining/living room, which boasts another brick fireplace with timber mantle and wood-burning stove. A large double-glazed window overlooks the rear garden, creating a bright and inviting space.

The galley kitchen is fitted with a Shaker-style range of storage cupboards, laminate work surfaces, and wall-mounted shelving. A white enamel one-and-a-half bowl sink unit sits beneath the window, and there are provisions for a gas cooker and plumbing for a washing machine.

From the rear lobby, which includes a useful storage cupboard, a double-glazed door opens onto the rear garden. The ground floor bathroom comprises a panelled bath, hand basin, WC, and decorative tiled surrounds.

First Floor

A galleried landing leads to the three bedrooms.

The principal bedroom overlooks the front garden and features a sash window and cast-iron ornamental fireplace.

The second bedroom includes a double-glazed window to the side and a connecting door to bedroom three, which houses the gas-fired central heating boiler within a built-in cupboard and enjoys views over the rear garden.

A separate WC and hand basin complete the accommodation.

Outside

A driveway provides off road parking and access to the front garden. Attached to the side of the property is a timber garden shed with electric supply and direct access to the rear garden with screening hedgerow and wealth of shrubs.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently B

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

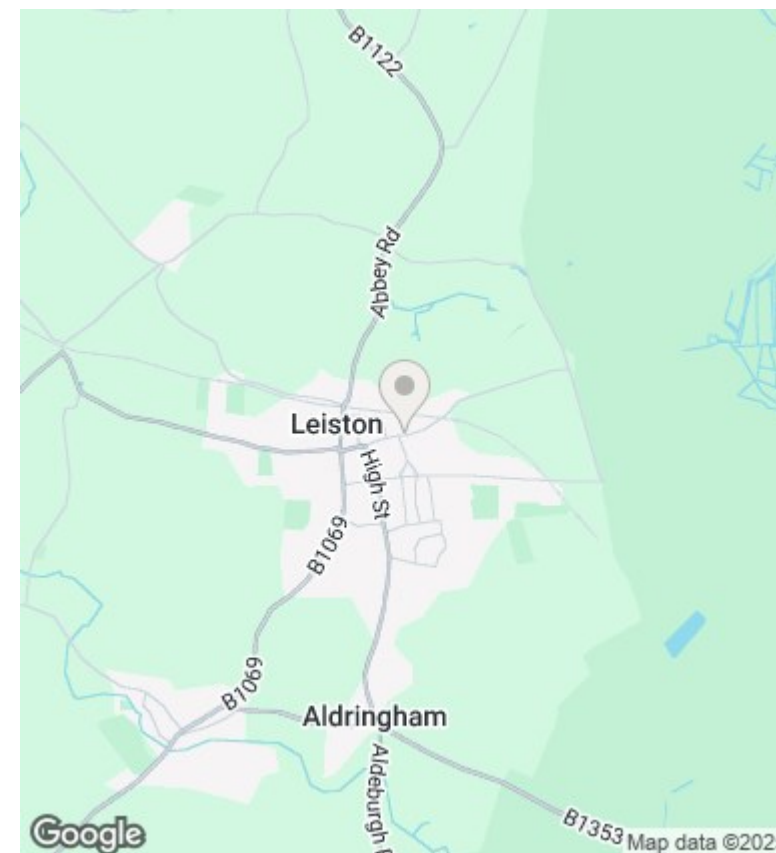
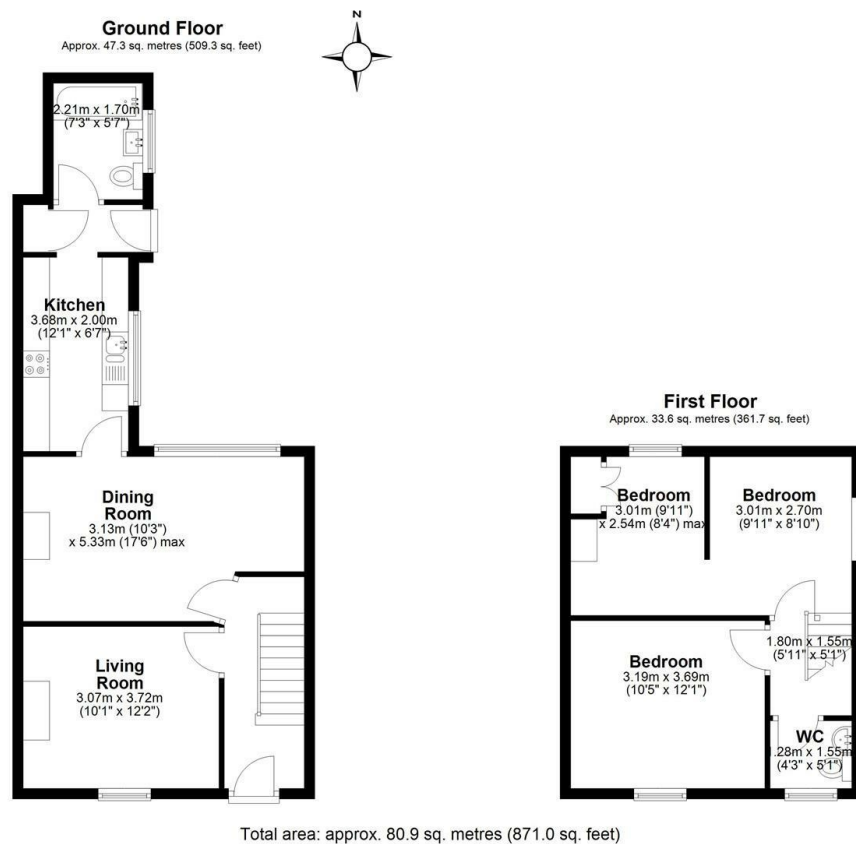
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 20988/RDB.

FIXTURES AND 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.





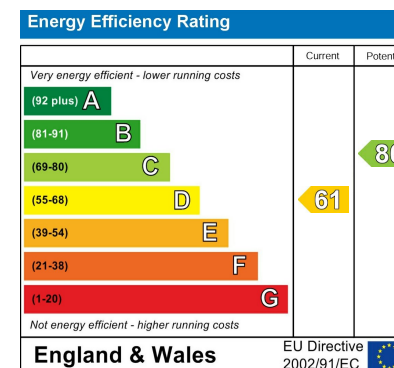


Conveyancing, Surveys & Financial Services

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