



Leiston,

Guide Price £199,000

- No Onward Chain
- Upstairs Bathroom
- Garden
- Three / Four Bedrooms
- Recently Renovated
- EPC - C
- Gas Central Heating
- Semi-Detached House

Eastward Ho, Leiston

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: A



Description

This recently renovated three bedroom, semi-detached house is the ideal home or investment. It is a former local authority house & is of non-standard Orlit construction. The property has well laid out accommodation over two floors. Starting at an entrance hall, with window to the side and stairs that rise to the first floor landing. It benefits from under stairs storage. Doors lead on to the sitting room, which has windows to the front, radiator. Door leads through to the dining room / fourth bedroom. This has a window to the rear, radiator and newly laid carpet. From the entrance hall there is a further door that leads to the kitchen, with window to the rear and door to the garden. There are a matching range of fitted wall and base units, a stainless steel single drainer sink unit with taps above and tiled splashbacks to roll top worksurfaces. There is space for an electric or gas cooker and appliances, a radiator, extractor fan, gas-fired boiler and built-in meter cupboard.

From the entrance hall stairs rise to the first floor landing with window to the side, access to the loft and built-in airing cupboard with shelving. There are doors off to the bedrooms. Bedroom one is a double bedroom with windows to the front, radiator and a built-in double wardrobe with hanging rail. Bedroom two is a further double bedroom with windows to the rear, radiator and built-in double wardrobe with hanging rail. Bedroom three is a single bedroom with windows to the front and radiator. There is a family bathroom with obscure windows to the rear and side, a panel bath with mixer tap over and shower attachment with tiled surround, wall hung basin, low-level WC, wall mounted radiator and extractor fan.

Outside

The property is approached from the road via a path that leads to the front door and runs through to the front garden which is mainly laid to lawn and is enclosed by hedging. There is an open access to the side of the property which leads to the rear garden where there is a prefab outbuilding and a timber shed which provides ideal storage. The rear garden is mainly laid to lawn with a patio.

Services

We have been advised that the property has the following services. Mains gas, water, electricity and mains drainage.

Council Tax

Band A

Agent Note

Property is of non-standard Orlit construction

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

Viewing Arrangements

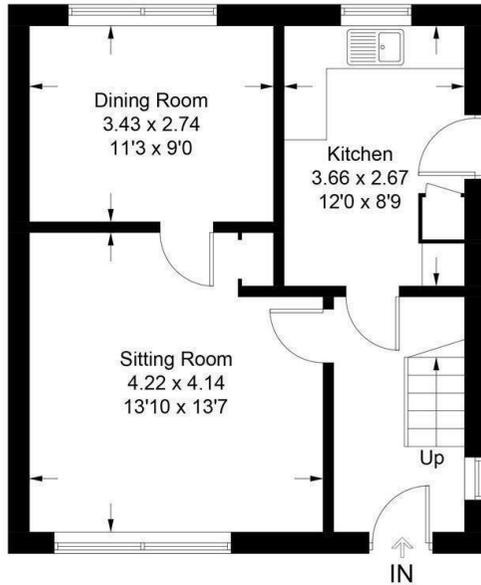
Viewing Arrangements - Please contact Flick & Son, 7 High St,
Leiston IP16 4EL
for an appointment to view.
Tel: 01728633777



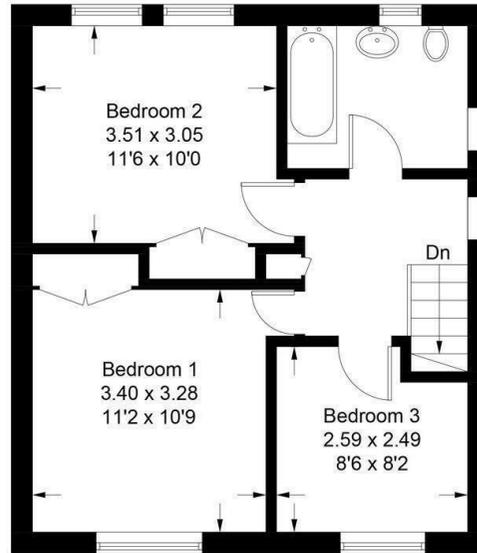


55 Eastward Ho, Leiston

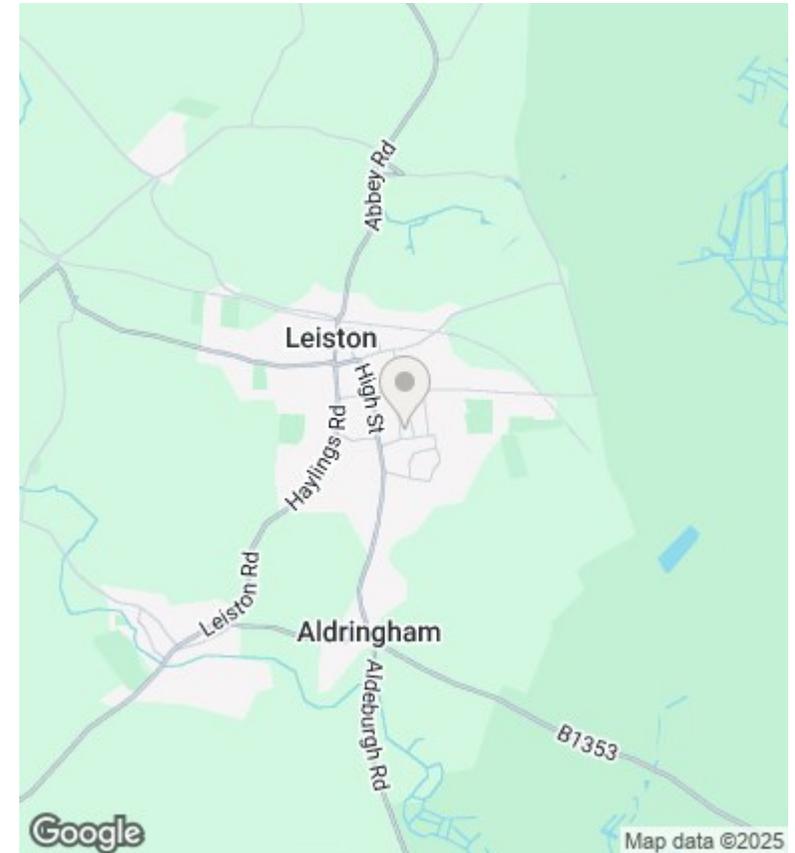
Approximate Gross Internal Area = 87.6 sq m / 943 sq ft



Ground Floor



First Floor



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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		<div style="border: 1px solid black; padding: 5px; text-align: center;"> 88 </div>
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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