

GRACE
ESTATE AGENTS

Long Row, Leiston,
£140,000

1 1 1 C

GRACE ESTATE AGENTS are delighted to present this One bedroom terraced house situated on a private road, this charming one-bedroom terraced house offers well-presented and versatile accommodation, making it an ideal purchase for first-time buyers, investors or professionals seeking convenient access to Sizewell C and the surrounding areas.

The ground floor comprises an open-plan living room and kitchen, creating a practical and welcoming space for both relaxing and entertaining.

To the first floor is a well-proportioned bedroom alongside a family bathroom. The property further benefits from a converted loft space, providing an excellent additional area that could be utilised as a home office, snug or hobby room.

Externally, the property boasts a generous and private rear garden, offering a pleasant outdoor space to enjoy. Whilst there is no allocated parking, a nearby private car park offers spaces available to rent for approximately £200 per annum.

Ideally positioned for professionals working at Sizewell C, the property offers convenient access to the project and surrounding areas.

Offered to the market with no onward chain, this property presents an excellent opportunity for those looking to get onto the property ladder or add to their investment portfolio.

Early viewing is highly recommended to appreciate the accommodation, outdoor space and potential this property has to offer.

Living Room

12'4" x 10'5" (3.76 x 3.18)

Radiator, double glazed window to front aspect, electric fireplace, stairs to the first floor and access to the kitchen.





















Kitchen
8'11" x 6'7" (2.74 x 2.03)
Double glazed window to rear aspect, double glazed UPVC door to rear aspect, radiator, access to the pantry, matching eye level and base units with work tops over, space for washer dryer and single oven. Single bowl sink with side drainer and mixer tap.

Bathroom
9'0" x 4'7" (2.76 x 1.42)
Low level WC, hand wash basin, radiator, electric towel rail, panelled bath with shower on a riser rail and double glazed window to rear aspect.

Master Bedroom
10'8" x 10'6" (3.26 x 3.21)
Double glazed window to front aspect, radiator and stairs to the second floor.

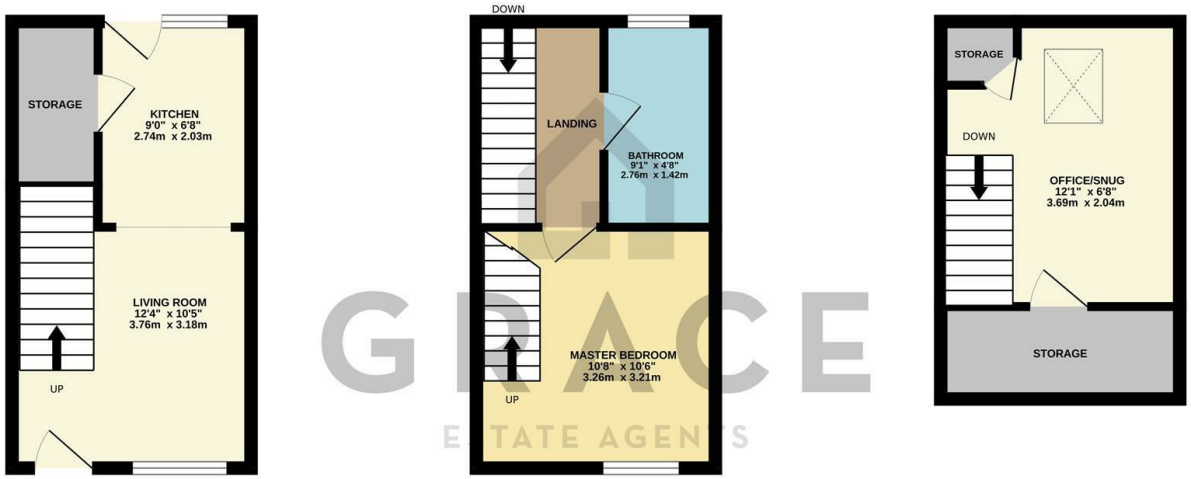
Snug/Office
Radiator, Velux window and built in storage cupboard.

Rear Garden
Private enclosed rear garden featuring a long, lawned area with established planting and timber fencing to both sides, providing a good degree of privacy. Pathway at the rear of the property providing access to the side and front of the property.

GROUND FLOOR
203 sq.ft. (18.9 sq.m.) approx.

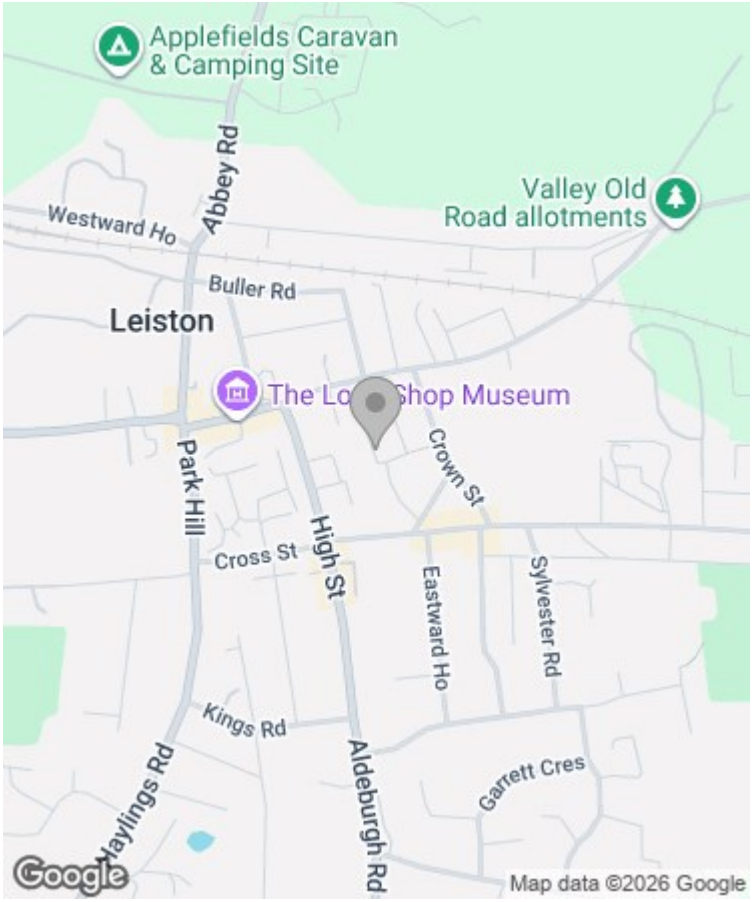
1ST FLOOR
203 sq.ft. (18.9 sq.m.) approx.

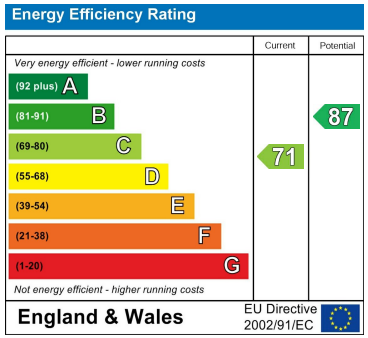
2ND FLOOR
172 sq.ft. (16.0 sq.m.) approx.

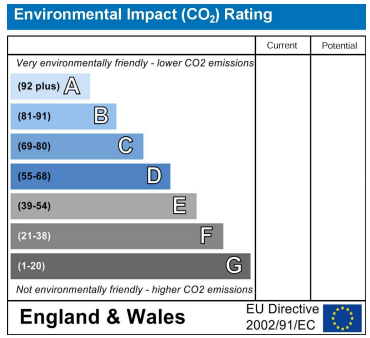


TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

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