



Leiston,

Guide Price £230,000

- Completed Onward Chain
- Large Reception Room
- Gas Central Heating
- Three Bedroom Semi-Detached House
- Beautiful Rear Garden
- EPC - D
- Off Road Parking
- Town Centre Location

Haylings Road, 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:



Tenure

Freehold

Property Description

This beautifully presented three-bedroom semi-detached family home, situated in the sought-after town of Leiston, dates back to the 1930's and provides deceptively spacious accommodation. The property benefits from a substantial rear garden with ample off-road parking to the rear for two cars which could be extended, a detached wooden garage, double-glazing, and gas central heating. Enter into a front porch, entrance hall, dual aspect living / dining room, kitchen, refitted ground floor shower room, and on the first floor are the three bedrooms.

Services

Mains gas, water, electricity & sewage

AML

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, the client Move with US, will carry out the necessary checks for which you will be charged £49 exclusive of VAT per applicant

Viewing

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

Fixtures & fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale

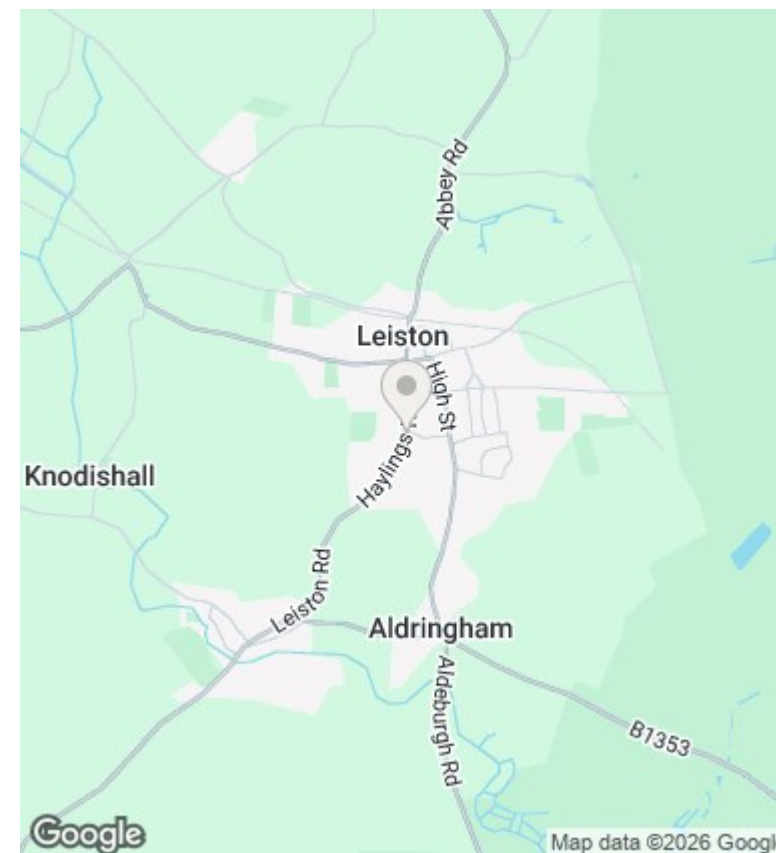
and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute 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.

Outgoings

Council Tax Band Currently A





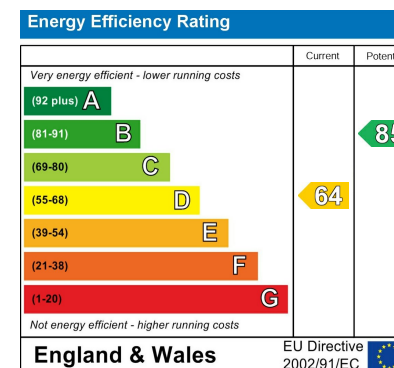


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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