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Central Road, Leiston, Suffolk, IP16 4DD

Guide Price: £220,000

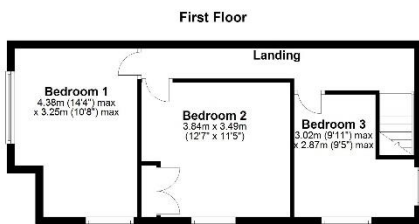
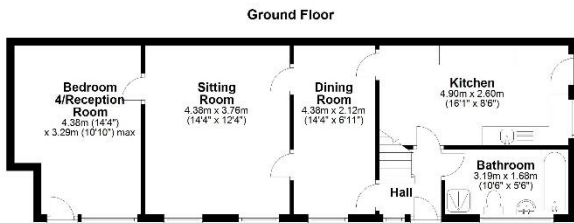


- Freehold
- Three / Four Bedroom Property
- Needs Complete Renovation
- Garage & Driveway
- Front Garden
- Offers Huge Potential

This substantial three / four bedroom property, which has been extended over the years and offers versatile living accommodation, is situated in Leiston within easy access to local amenities and comes with front garden, gated driveway and garage. The property does require updating and modernising throughout making this an ideal purchase for someone wanting a project with the potential to make this into a fantastic family home. There is electric storage heating throughout. Accommodation comprises entrance hall, ground floor bathroom, kitchen, dining room, sitting room, bedroom four / reception room, first floor landing, and three further bedrooms.

Leiston is found a short drive inland from Suffolk's Heritage Coast between Thorpeness and Aldeburgh. Home to the Long Shop Museum, Leiston has a good range of shops and amenities for all ages including a Co-op supermarket, chemists, hardware stores, a post office, bank and building societies, doctors and dentist surgeries, vets, library, sports centre, cinema and recreational parks as well as a good selection of pubs and fast food takeaways. Schooling in Leiston offers education from playgroup to 6th Form. The town is served by a regular bus service to outlying villages and beyond and with Saxmundham's railway station only four miles away, Ipswich and London are easily accessible.

Council tax band: A



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	