

Grimsey Road, Leiston, Suffolk, IP16 4BW

Asking Price: £200,000



- End of Terrace House
- Two Double Bedrooms
- Open Plan Sitting/Dining Room
- 17ft Kitchen
- Large First Floor Bathroom
- Garage & Driveway to Rear
- Replacement Boiler in 2021
- Ideal First Time / Investment Purchase

This beautifully presented two bedroom end of terrace house, situated in the popular town of Leiston, has been much improved by the current owner including redecoration, new flooring, and a replacement Worcester gas central heating boiler in 2021 with 10 year guarantee. The property is full of character and benefits from a garage and driveway to the rear, a rear garden which is a particular selling feature, and would make an ideal first time / investment purchase.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, sitting room which opens through to the dining room, 17ft kitchen, ground floor cloakroom, first floor landing, two double bedrooms, and a large bathroom.

Leiston is found a short drive inland from Suffolk's Heritage Coast between Thorpeness and Aldeburgh, approximately 6 miles from Snape Maltings and approximately 5 miles from RSPB Minsmere. 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, doctors and dentist surgeries, a primary and secondary school, vets, library, sports centre, cinema and recreational parks as well as a good selection of pubs and fast food takeaways. 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.

