

Heath View, Leiston, Suffolk, IP16 4JW

Offers In Excess Of: £190,000

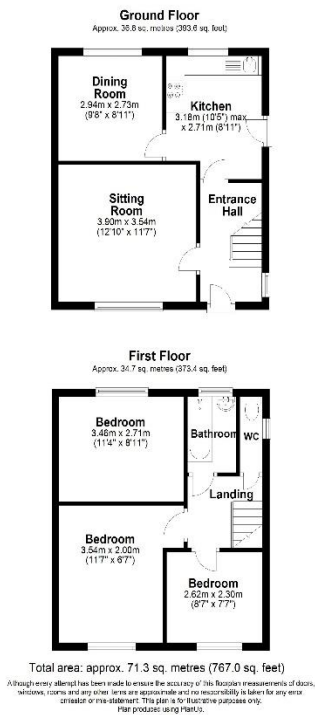


- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- First Floor Bathroom & WC
- Requires Some Updating
- Off-Road Parking for Two Cars
- Double Glazing & Gas Central Heating

This three bedroom semi-detached house, situated down a popular residential cul-de-sac in Leiston, requires some updating throughout and benefits from off-road parking for two cars, double glazing, gas central heating, and is being sold with no onward chain. The accommodation comprises entrance hall, sitting room, kitchen, dining room, first floor landing, family bathroom, separate WC, and three bedrooms.

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: B



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		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	