

High Street, Leiston, Suffolk, IP16 4BZ

Asking Price: £375,000



Palmer & Partners

- No Onward Chain
- Victorian Semi-Detached House
- Five Bedrooms
- 28ft Living / Dining Room
- Wet Room & Bathroom
- Beautiful Secluded Rear Garden
- Off-Road Parking
- Would Benefit from Some Updating

This handsome five bedroom Victorian semi-detached house, situated on the High Street in Leiston, is being sold with no onward chain and is full character and charm. The property offers ample well-proportioned accommodation, would benefit from some updating, and benefits from off-road parking, a beautiful secluded rear garden, double glazing, and gas central heating.

As agents, we recommend the earliest possible internal viewing to fully appreciate the size of the accommodation on offer which comprises entrance hall, 28ft dual aspect living / dining room, spacious kitchen / breakfast room, utility room, ground floor cloakroom and wet room, first floor landing, five bedrooms, and family 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.



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		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	