

## **Lime Tree Avenue, Leiston, Suffolk, IP16 4EH**

**Guide Price: £215,000**



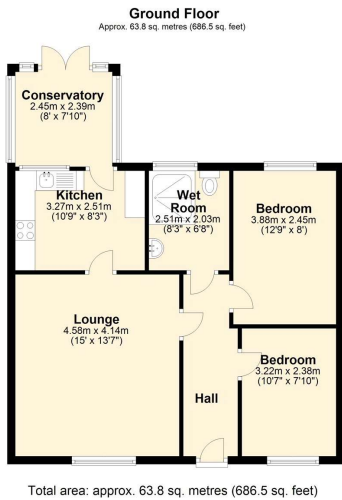
- No Onward Chain
- Two Double Bedroom Bungalow
- Modern Kitchen
- Re-Fitted Wet Room
- Gas Central Heating
- Garage & Off-Road Parking
- Double Glazing Throughout
- Superb Location Backing onto Feilds

Occupying a superb position on a sought after road in Leiston, lies this two bedroom bungalow which is being sold with no onward chain. The bungalow comes with off-road parking, garage, front and rear gardens, gas central heating, double glazing throughout, modern kitchen and re-fitted shower-room.

The accommodation comprises entrance hall, two double bedrooms, wet room, sitting room, modern kitchen, and conservatory.


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+)                                       | <b>A</b> |                         |   |
| (81-91)                                     | <b>B</b> |                         | <b>88</b>   |
| (69-80)                                     | <b>C</b> | <b>70</b>               |   |
| (56-68)                                     | <b>D</b> |                         |   |
| (39-54)                                     | <b>E</b> |                         |   |
| (21-38)                                     | <b>F</b> |                         |   |
| (1-20)                                      | <b>G</b> |                         |   |
| Not energy efficient - higher running costs |          |                         |   |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |  |