

Waterloo Avenue, Leiston, Suffolk, IP16 4HW

Asking Price: £240,000



Palmer & Partners

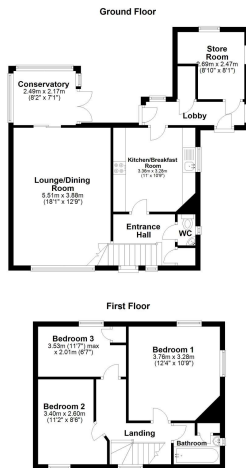
- Semi-Detached House
- Three Bedrooms
- Conservatory & 18ft Lounge/Diner
- Stylish Kitchen / Breakfast Room
- Newly Replaced Boiler
- Off-Road Parking for Four Cars
- Beautiful Rear Garden
- Double Glazing Throughout

Situated in the sought after town of Leiston lies this spacious three bedroom semi-detached house which has been redecorated throughout, had a new carpet fitted to the stairs and landing, and replacement boiler within the last couple of months. This fantastic family home benefits from off-road parking for four cars, double glazing throughout, and a beautiful rear garden which is a particular selling feature.

As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises inviting entrance hall, ground floor cloakroom, stylish kitchen / breakfast room, 18ft lounge / dining room, conservatory, first floor landing, family bathroom, and three bedrooms, all of which have a built-in wardrobe.

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. 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		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	