

## **Daisy Drive, Leiston, Suffolk, IP16 4UY**

**Guide Price: £200,000 to £210,000**



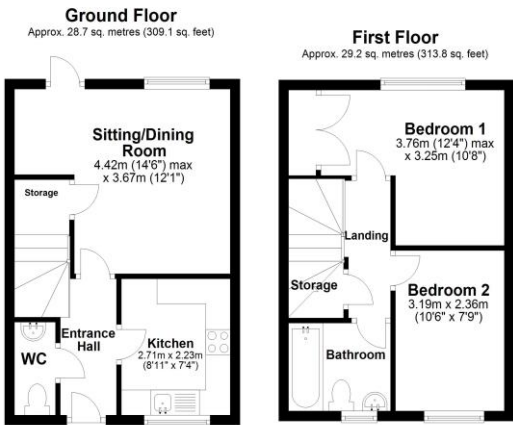
- No Onward Chain
- Mid Terrace House
- Two Bedrooms
- First Floor Bathroom
- Two Allocated Parking Spaces
- Fully Enclosed Rear Garden

Situated at the end of a no-through road on a popular residential development in Leiston, lies this nicely presented Hopkins Home built mid terrace house. This two bedroom property is being sold with no onward chain, comes with two allocated parking spaces and a fully enclosed rear garden, 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, ground floor cloakroom, kitchen, sitting / dining room, first floor landing, two bedrooms, and 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 Minster. 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



Total area: approx. 57.9 sq. metres (622.9 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.

### 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>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <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