

## Carr Avenue, Leiston, Suffolk, IP16 4JA

Asking Price: £190,000



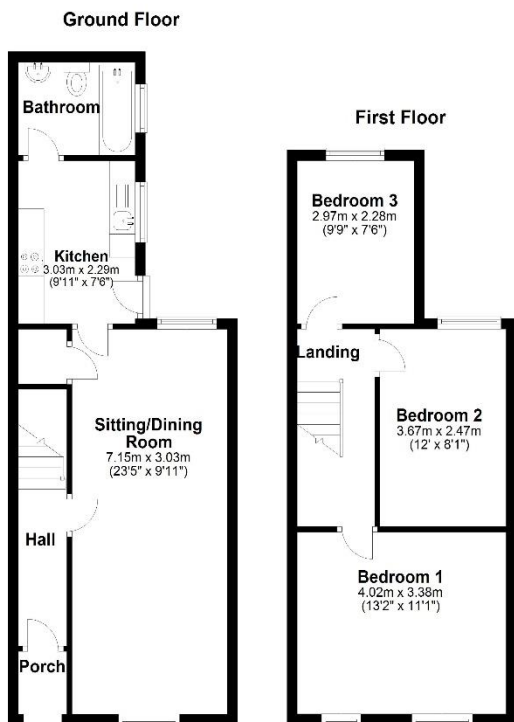
- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- 23ft Sitting / Dining Room
- Refitted Kitchen
- Ground Floor Bathroom
- Lovely Rear Garden
- Replacement Gas Boiler

This three bedroom semi-detached house, situated in the popular town of Leiston, is being sold with no onward chain and would make an ideal first time / investment purchase. The property benefits from gas central heating via replacement boiler, double glazing, and a lovely rear garden which is a particular selling feature. The accommodation comprises entrance hall, 23ft dual aspect sitting / dining room, refitted kitchen, ground floor family bathroom, and three first floor bedrooms.



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			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	