

EST.  1993

JENNIE JONES

ESTATE AGENTS



7 High Green, Leiston, Suffolk, IP16 4ET.

GUIDE PRICE

£254,995

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; KITCHEN; SITTING ROOM WITH DINING AREA; CLOAKROOM; REAR LOBBY; LANDING; THREE BEDROOMS; FAMILY BATHROOM; CLOAKROOM; FRONT AND REAR GARDEN; GARAGE.

GRADE II LISTED NO ONWARD CHAIN

THE PROPERTY

A Charming Grade II listed mid-terrace house in an ideal location close to all local amenities. Main benefits include well proportioned rooms, gas fired central heating and a garage. A front entrance door opens to the entrance hall with stairs to the first floor accommodation, understairs storage recess, radiator and door to the kitchen. The kitchen has a window to the front aspect, a good range of base and wall mounted units with work surfaces over and tiled splash backs. There is a built in oven with inset hob and extractor over, 1½bowl sink with mixer tap, integrated fridge, freezer and dishwasher, pantry cupboard and tiled flooring. The sitting room with dining area has a window to the rear aspect, door to rear lobby, fitted shelving unit, feature fireplace and radiator. A door from this room opens to the cloakroom with toilet, wash basin, ample tiling and towel radiator. Stairs from the entrance hall lead to the landing with built in linen cupboard that has plumbing for a washing machine and a loft hatch with ladder that gives access to a spacious attic room. A door opens to the first floor cloakroom with toilet, vanity wash basin and ample tiling. The main bedroom has two windows to the front aspect and radiator. Bedrooms two and three both have radiators and windows to the rear aspect. The bathroom has a roll top bath with shower attachment, ornate wash basin, towel radiator and ample tiling. Outside. There is a small garden to the front of the property with a few steps leading up to the front door. The rear south facing garden is enclosed and mainly lawn with mature trees and shrubs. There is a rear gate and footpath that leads to a single garage set within a block.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

LOCATION

Leiston offers a good selection of shops and a supermarket that cater for all day to day needs and the town has primary and secondary schools along with a library and sports centre. Leiston is ideally located for access to the Suffolk Heritage Coast and to the coastal town of Aldeburgh which is home to the internationally famous music festival with most concerts being held at the Snape Maltings complex. Attractions of the surrounding area include the RSPB sanctuary at Minsmere and a variety of walks and cycle paths. Further facilities can be found at Saxmundham which has Waitrose and Tesco supermarkets and a railway station that provides a regular service via Ipswich to London (Liverpool Street).

LOCAL AUTHORITY

East Suffolk District Council, Council Offices,
East Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
Tel: 01394 383789

COUNCIL TAX BAND: = A**SERVICES:**

We understand that mains water, electricity
and drainage are connected. Heating by gas
fired boiler.

TENURE: Freehold**VIEWING**

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM (01728) 605511.**email:** saxmundham@jennie-jones.com**EPC RATING: = D**

AWAITING
FLOOR PLAN

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









