



Palmer & Partners



Crown Street, Leiston, Suffolk, IP16
4AX
Asking Price £185,000

Palmer & Partners

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- No Onward Chain
- End Terrace Property
- Two Bedrooms
- Open Plan Kitchen/Dining Area
- Front and Rear Gardens
- Double-Glazing & Gas Central Heating



Offered to market with no onward chain sits this two-bedroom end of terraced property situated within a popular residential street in Leiston. The property benefits from front and rear gardens, double-glazing and gas central heating. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance lobby, spacious lounge, open plan

kitchen/dining area with access out to a lovely sunny courtyard rear garden, whilst to the first floor are two bedrooms and a shower room.

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 Minsmere. 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. You can also explore the 14th century Leiston Abbey ruins.

Outside – Front: Mature shrubs to both sides with steps leading up to:

Double Glazed Entrance Door: Into:

Entrance Lobby: Tiled flooring and further double-glazed entrance door into:

Lounge: 10'6" x 12'7" (3.2m x 3.84m) Double-glazed window to the front aspect, radiator, coving to ceiling, bespoke fitted



storage units within the recess, stairs rising to first floor and archway into:

Dining Area: 7'1" x 12'7" (2.16m x 3.84m) Radiator, coving to ceiling, bespoke fitted storage unit and archway into:

Kitchen: 10'10" x 10'5" (3.3m x 3.18m) Double-glazed window to the rear aspect and door out to the rear garden, fitted with an extensive range matching range of eye and base level units with roll edge worksurfaces, one and a half stainless steel sink and drainer

with mixer tap, tiling to splashbacks, space and plumbing for washing machine, space for electric cooker with extractor over, vinyl floor covering and coving to ceiling.

Landing: Cupboard housing the hot water cylinder and wall mounted baxi boiler.

Bedroom: 10'6" x 12'7" (3.2m x 3.84m) Two double-glazed windows to the front aspect, radiator, built-in over the stair's storage cupboard and picture rail.



Bedroom: 7'3" x 6'5" (2.2m x 1.96m) Double-glazed window to the rear aspect and radiator.

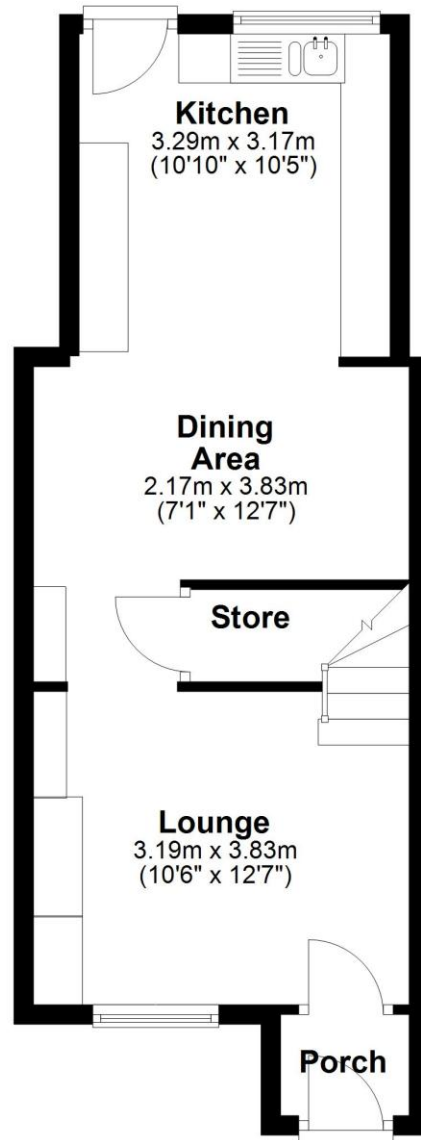
Shower Room: Obscure double-glazed window to the rear aspect, three-piece suite comprising low flush WC, pedestal hand wash basin and fully tiled shower enclosure with wall mounted shower with body shower and rain forest shower head, half height wood panelling to walls, vinyl flooring, radiator, wall mounted heater and extractor fan.

Outside – Rear: A particular selling feature is the courtyard style rear garden which is enclosed by a low retaining brick wall with gated rear access, the garden is low maintenance as it is mainly paved. There is an outside tap and courtesy light.

Agents Note: Brand new bush electric cooker and russell hobs extractor fan available by separate negotiation.

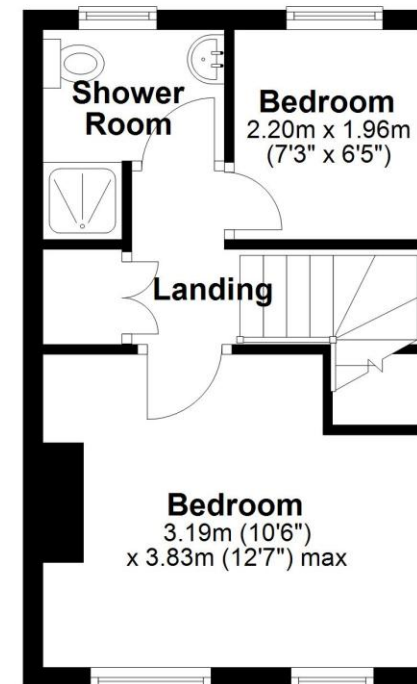
Ground Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



First Floor

Approx. 25.2 sq. metres (271.1 sq. feet)



Total area: approx. 62.3 sq. metres (670.5 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: A



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