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Prospect Place, Leiston, Suffolk, IP16

4AL

Guide Price £145,000 to £155,000

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- No Onward Chain
- Stylish Refitted Kitchen
- Rear Courtyard Garden
- Double-Glazing & Gas Central Heating
- Ideal For First Time Buyer/Investor



A chain free 1-2 bedroom mid terrace property situated in the sought-after town of Leiston which has been well-maintained and improved over the last 24 years by the current owner and comes with a lovely enclosed rear courtyard, 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 sitting room, stylish

refitted kitchen, first floor landing, bedroom one, bathroom, and bedroom two which can only be accessed via the 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 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: There is a small paved courtyard area with space for flowerpots and two steps up to the double-glazed front door.

Sitting Room: 11'10" x 11'10" (3.6m x 3.6m) Double-glazed window to the front aspect, radiator, gas fire with back boiler, laminate flooring, two recess areas with built-in shelving, stable latch door providing access to the



staircase, and stable latch door through to:

Kitchen: 11'9" x 9'11" (3.58m x 3.02m) A stylish kitchen refitted less than three years ago with a range of modern eye and base level units, roll edge work surfaces, sink and drainer, metro tile splashbacks, integrated double oven and microwave with four ring gas hob and extractor hood over, space for a fridge freezer and washing machine, radiator, ceiling inset spotlights, understairs cubbyhole, two

double-glazed windows to the rear aspect, and double-glazed opaque door opening out to the rear garden.

First Floor Landing: Built-in cupboard housing the hot water cylinder, painted floorboards, loft access, and doors to bedroom one and the bathroom.

Bedroom One: 10'1" x 9'11" (3.07m x 3.02m) Double-glazed window to the front aspect, radiator, and fitted floor-to-ceiling wardrobes along one wall.

Bathroom: Three-piece suite comprising bath with shower over, low-level WC and pedestal hand wash basin; radiator; tiled walls and floor; double-glazed opaque window to the rear aspect; and door through to:

Bedroom Two: 7'2" x 6'5" (2.18m x 1.96m) Double-glazed window to the rear aspect, radiator, and built-in cupboard. This lovely room would make an ideal bedroom for a small child, dressing room or study.

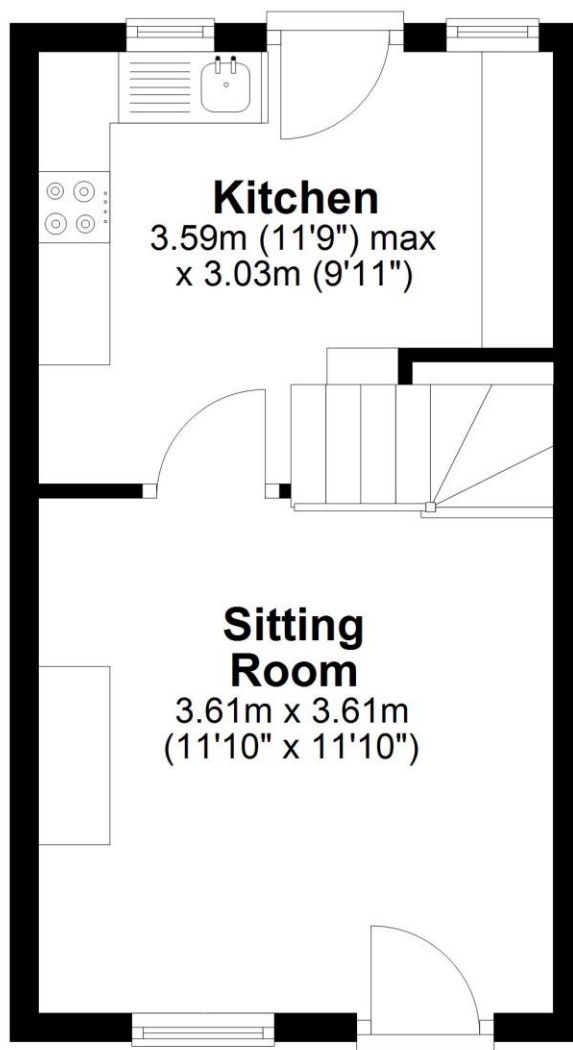
Outside – Rear: The lovely, enclosed courtyard is low-

maintenance and laid to hardstanding with two brick-built outbuildings, one which has power and light connected and the other with power connected, and the garden is enclosed with gated side access.

Agent's Note: There is a pedestrian right of way across the garden for both number 2 and 6.

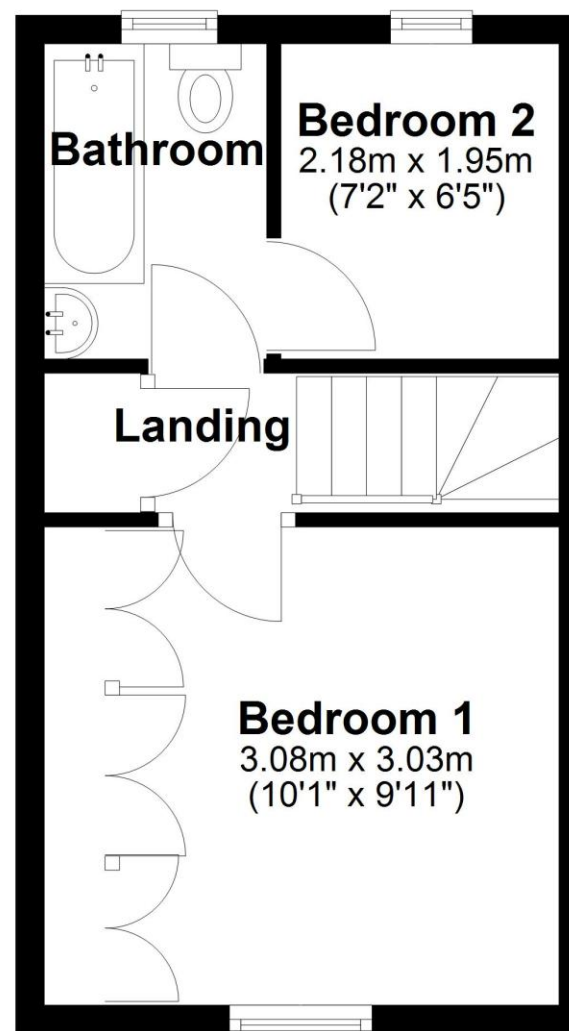
Ground Floor

Approx. 24.3 sq. metres (261.2 sq. feet)



First Floor

Approx. 23.3 sq. metres (250.6 sq. feet)



Total area: approx. 47.6 sq. metres (511.8 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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