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Carr Avenue, Leiston, Suffolk, IP16

4JA

Asking Price £215,000

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- Semi-Detached House
- Two Bedrooms
- Sitting Room & Conservatory
- Kitchen/Dining Room
- First Floor Shower Room
- South-Facing Rear Garden
- Garage & Off-Road Parking
- Ideal First Time/Investment Purchase



This nicely presented and spacious two-bedroom semi-detached house, situated in the sought-after town of Leiston, benefits from a garage, off-road parking for two cars, and a good-sized south-facing rear garden. The property 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 an

entrance lobby, kitchen/dining room, sitting room, conservatory, first floor landing, 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.



**Entrance Lobby:** Coved ceiling and door opening into:

**Kitchen/Dining Room:** 13'2" x 10'1" (4.01m x 3.07m) Fitted with a range of beech-fronted eye and base units, roll edge work surfaces, stainless-steel sink and drainer, and tiled splashbacks. Integrated appliances include an electric oven and four-ring electric hob with extractor hood over, and there is space for a fridge freezer and washing machine. The kitchen has a cupboard housing the boiler and electric

consumer unit, a radiator, window to the front aspect, and door leading to:

**Sitting Room:** 13'5" x 13'2" (4.1m x 4.01m) Radiator, coved ceiling, staircase rising to the first floor with understairs cupboard, and door leading to:

**Conservatory:** 9'11" x 6' (3.02m x 1.83m) Windows to the rear and side aspects, French doors opening onto the south-facing rear garden, polycarbonate roof, and tiled floor.

**First Floor Landing:** Access to the loft, coved ceiling, and

doors leading to the bedrooms and shower room.

**Bedroom One:** 13'2" x 10'2" (4.01m x 3.1m) Window overlooking the south-facing rear garden, a radiator, and coved ceiling.

**Bedroom Two:** 10' x 6'11" (3.05m x 2.1m) Window to the front aspect, a radiator, coved ceiling, and built-in cupboard.

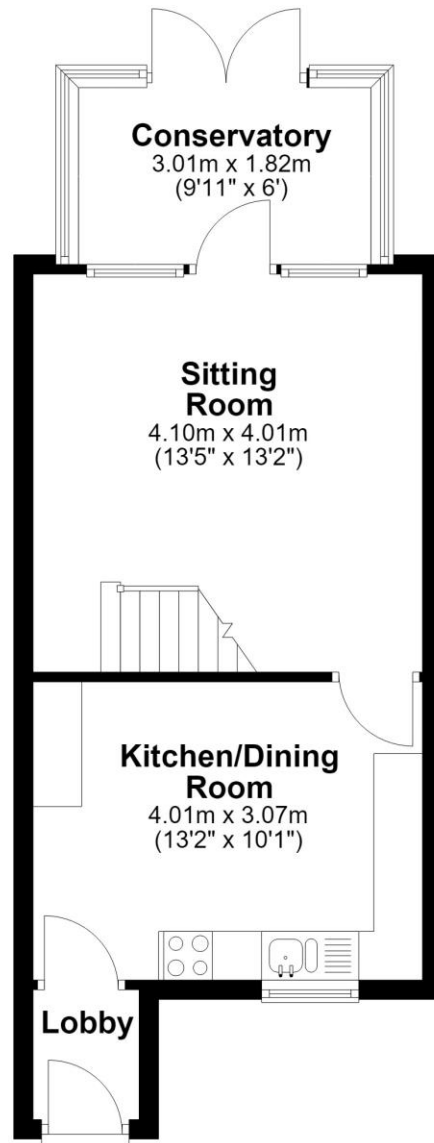
**Shower Room:** A three-piece suite comprising a corner shower enclosure with Triton shower, low-level WC and hand wash basin, along with a chrome heated towel rail,

extractor fan, and window to the front aspect.

**Outside:** The front garden is laid to lawn with shrubs and a path leads to the front door. To the side of the property is a gravel driveway which provides off-road parking for two vehicles in front of a gate leading to the garage. The good-sized south-facing rear garden is predominantly laid to lawn with mature trees and shrubs, a patio seating area, and is fully enclosed by fencing.

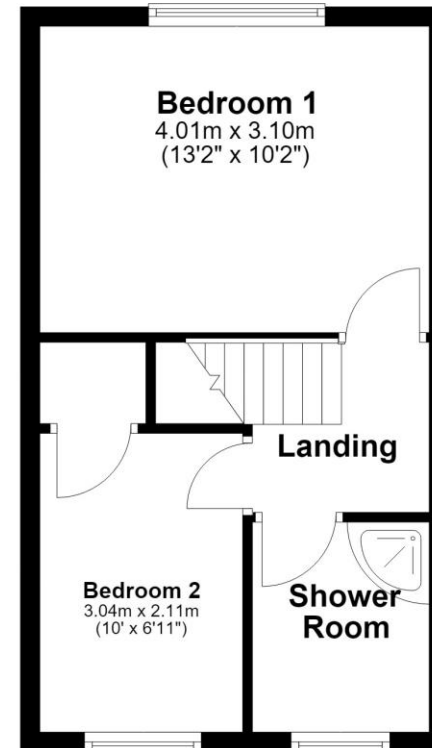
## Ground Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



## First Floor

Approx. 29.0 sq. metres (311.9 sq. feet)



Total area: approx. 65.5 sq. metres (704.7 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: D

Council Tax Band: B



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