



Palmer & Partners



Sizewell Road, Leiston, Suffolk, IP16
4AB
Asking Price £135,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

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- INVESTORS ONLY-TENANT IN SITU
- Long Lease
- Spacious Split-Level First Floor Maisonette
- Two Large Double Bedrooms
- Ground Floor Kitchen, Bathroom & Lounge
- First Floor Bedrooms



TENANT IN SITU - INVESTORS ONLY PLEASE

A rare opportunity has arisen to purchase a very spacious two-bedroom first floor split-level maisonette situated in the heart of Leiston on the Sizewell Road. The maisonette is being sold with a TENANT IN SITU and is available to INVESTORS ONLY. The lease is 999 years from 19.11.2021 with a peppercorn rent. As agents, we recommend the earliest possible internal

viewing to appreciate the quality of accommodation on offer which comprises entrance hall, kitchen, ground floor bathroom, lounge, and two good size double first floor bedrooms.

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 Minmere. 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: External stairs lead to a lovely sun trap terrace which is fully enclosed by a retaining wall with double-glazed front door leading into the maisonette.

Entrance Hall: Radiator and doors to the kitchen, bathroom and inner hallway.

Kitchen: 12'4" x 8'11" (3.76m x 2.72m) Fitted with a range of matching eye and base units, roll edge work surfaces, stainless steel sink and drainer,

tiled splashbacks, integrated electric oven and four-ring electric hob with space for a fridge freezer and washing machine, wall-mounted Vaillant boiler, radiator, built-in cupboard, and a double-glazed window to the rear aspect.

Bathroom: 8'10" x 6'9" (2.7m x 2.06m) A three-piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a radiator, tiled splashbacks,

built-in cupboard with shelving, and a double-glazed window to the side aspect.

Inner Hallway: Stairs rising to the first floor and a door leading to:

Lounge: 16'4" x 15'3" (4.98m x 4.65m) Double-glazed window to the front aspect, radiator, and an understairs recess.

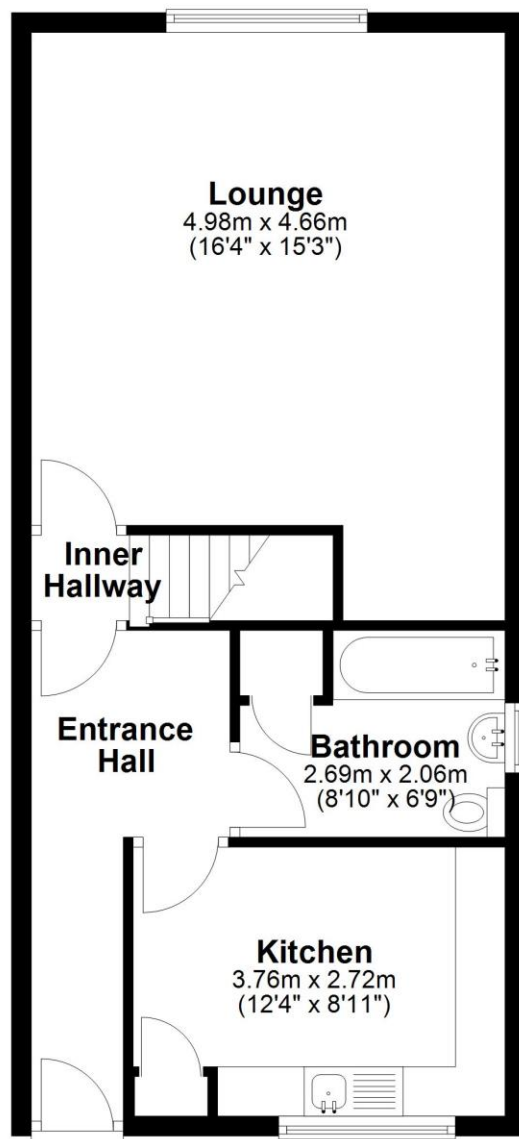
First Floor Landing: Doors leading to the bedrooms.

Bedroom One: 15'9" x 12'10" (4.8m x 3.9m) Double-glazed window to the rear aspect, radiator, and access to the loft.

Bedroom Two: 15'3" x 13' (4.65m x 3.96m) Double-glazed window to the front aspect, radiator, and a built-in cupboard with hanging rail.

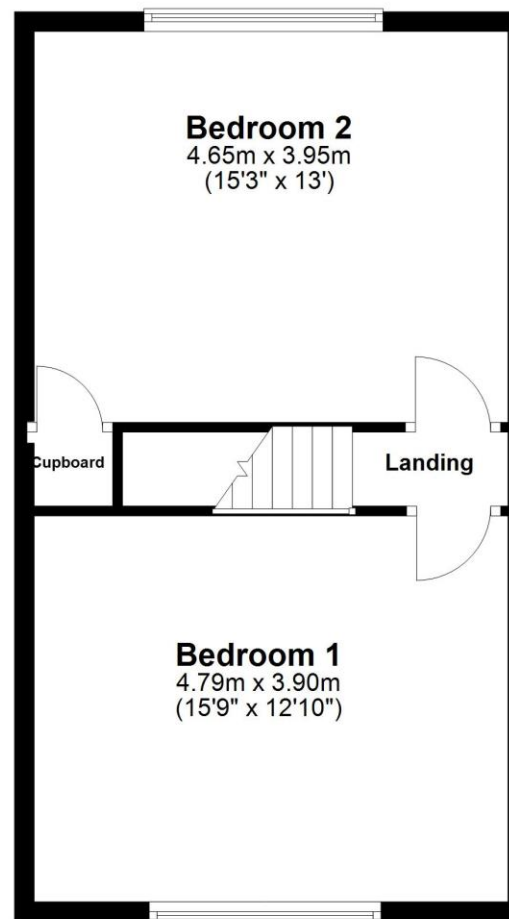
Ground Floor

Approx. 51.4 sq. metres (553.8 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)
(excluding Landing)



Total area: approx. 89.2 sq. metres (960.6 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: A



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