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Kings Road, Leiston, Suffolk, IP16 4DA
Asking Price £210,000

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- Rarely Available
- Potential No Onward Chain
- Council Tax Band A
- Mid Terrace House
- Four Bedrooms
- Open Plan Living/Dining Room
- Refitted Kitchen
- Ground Floor Bathroom
- Useable Loft Conversion
- Replacement Combi Boiler
- Off-Road Parking to Front



A rarely available four-bedroom mid terrace house situated in the popular town of Leiston. This nicely presented family home benefits from off-road parking to the front, an enclosed low-maintenance rear garden, gas central heating via replacement Vaillant combi boiler, double-glazing, hardwired smoke alarms throughout the property, and fire doors to the majority of the rooms. The property could potentially be offered with no onward chain and would make an ideal investment opportunity. As agents, we recommend the earliest possible internal viewing to

appreciate the quality of accommodation on offer which comprises front porch, open plan living / dining room, refitted kitchen, ground floor bathroom, three first floor bedrooms, and the loft has been converted into a fourth bedroom.

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 Minismere. 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: Block-paved driveway providing off-road parking.

Front Porch: Double-glazed window to the side aspect and wooden door into:

Living / Dining Room: 18'5" x 11'7" (5.61m x 3.53m) The living area has a double-glazed window to the front aspect, radiator, feature electric fire, coved ceiling, and is laid to carpet with a step up into the dining area. The dining area has laminate floor, radiator, coved



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ceiling, door to the kitchen, and door through to:

Rear Lobby: Double-glazed door opening out to the rear garden and door providing access to the staircase to the first floor.

Kitchen: 18'3" x 6'8" (5.56m x 2.03m) The kitchen has been refitted with a range of stylish eye and base level cupboards and drawers with under unit lighting, square edge work surfaces incorporating a breakfast bar, stainless steel sink and drainer, and metro tile splashbacks. There is an integrated Beko oven and four-ring gas hob with extractor hood over,

space for a dishwasher, washing machine and fridge freezer, understairs utility cupboard with power connected and space for a tumble dryer. The kitchen has a radiator, double-glazed window to the side aspect, and door through to:

Family Bathroom: A three-piece suite comprising corner bath with shower over, low-level WC and pedestal hand wash basin. There are tiled splashbacks, tiled floor, an extractor fan, and double-glazed opaque window to the side aspect.

First Floor Landing: Wall-mounted consumer unit, door providing

access to a space-saving staircase leading to the fourth bedroom, and doors to the three bedrooms.

Bedroom One: 11'7" x 10'6" (3.53m x 3.2m) Double-glazed window to the front aspect, radiator, and coved ceiling.

Bedroom Two: 11'2" x 8'2" (3.4m x 2.5m) Double-glazed window to the rear aspect and radiator.

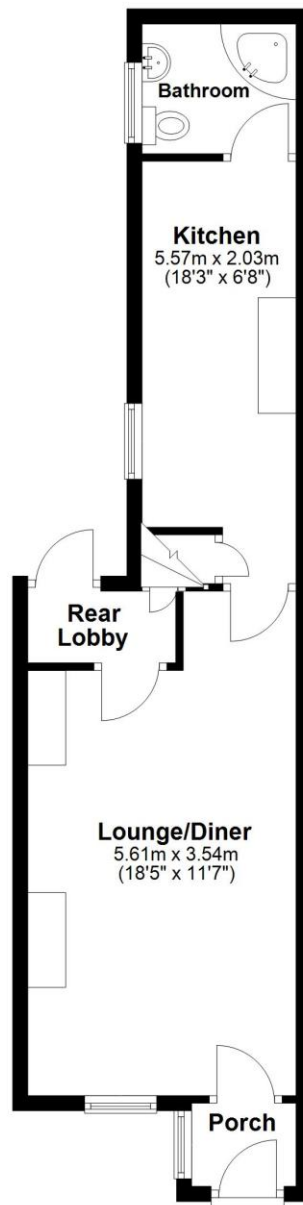
Bedroom Three: 8' x 6'8" (2.44m x 2.03m) Double-glazed window to the rear aspect and radiator.

Bedroom Four: 12'9" x 11'7" (3.89m x 3.53m) Two Velux windows and power and light connected.

Outside – Rear: The garden has replacement featherboard fencing and a courtyard walkway with pedestrian gate which offers pedestrian right of way. The main garden is enclosed by panel fencing with two sheds to the rear, covered seating area, shrub borders, and is low-maintenance.

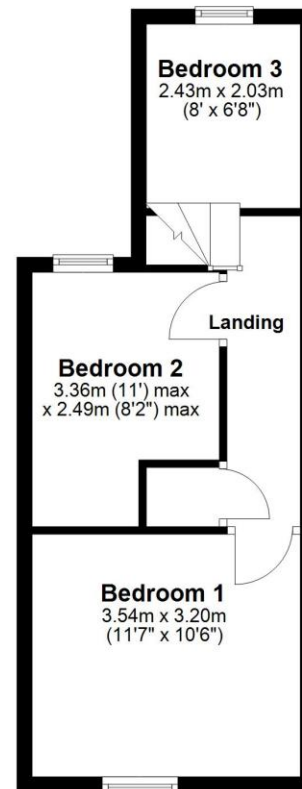
Ground Floor

Approx. 40.4 sq. metres (435.1 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



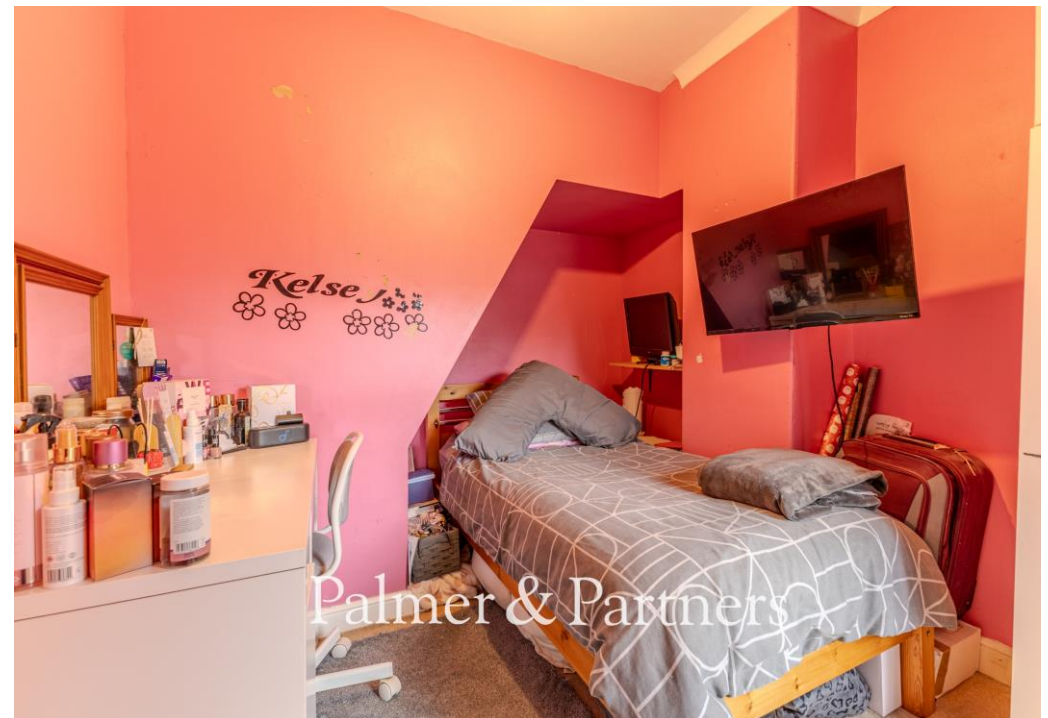
Second Floor

Approx. 13.8 sq. metres (148.2 sq. feet)



Total area: approx. 84.6 sq. metres (910.2 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

4 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: A



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