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Prospect Place, Leiston, Suffolk, IP16

4AL

Asking Price £190,000

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- Semi-Detached House
- Two Bedrooms
- Two Reception Rooms
- Refitted Kitchen
- First Floor Bathroom
- Off-Road Parking for Two Cars
- Courtyard Style Rear Garden



Situated in the heart of Leiston is this beautifully presented two-bedroom semi-detached house which comes with off-road parking for two cars and a delightful courtyard style rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises living room with log burner, dining room with log burner, stylish refitted kitchen,

first floor landing, two bedrooms, and 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 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: Double-width driveway providing off-road parking for two cars, gated side access to the rear garden, and steps up to the wooden front door with iron railings.

Living Room: 12' x 10'11" (3.66m x 3.33m) Double-glazed window to the front aspect and side aspect, log burner, built-in shelving, carpet and laminate floor, and door through to:

Dining Room: 9'7" x 9' (2.92m x 2.74m) Double-glazed window



to the rear aspect, log burner with exposed brick surround, understairs cupboard with power and light connected, and door through to:

Inner Hallway: Double-glazed door opening out to the side, stairs to the first floor, and door through to:

Kitchen: 9'9" x 6'2" (2.97m x 1.88m) Refitted with a range of stylish gloss eye and base level units with roll edge work surfaces, stainless steel sink

and drainer, integrated electric oven and ceramic hob with extractor hood over, space and plumbing for a washing machine, laminate floor, and double-glazed windows to the rear and side aspects.

First Floor Landing: Double-glazed window to the side aspect, airing cupboard housing the boiler, loft access, and doors to the bedrooms and bathroom.



Bedroom One: 12' x 10'10" (3.66m x 3.3m) Double-glazed window to the front aspect, feature fireplace, and radiator.

Bedroom Two: 9'7" x 5'6" (2.92m x 1.68m) Double-glazed window to the rear aspect, exposed brick chimneybreast, and radiator.

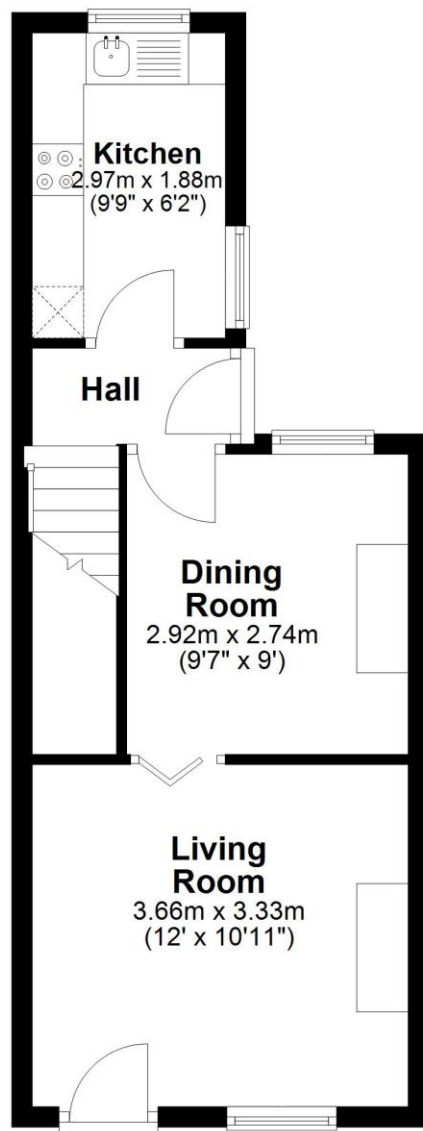
Bathroom: A three-piece suite comprising bath with shower over, low-level WC and hand wash basin; with a built-in cupboard, radiator, and

double-glazed opaque window to the side aspect.

Outside – Rear: The low-maintenance courtyard style garden has an outside tap and light and is fully enclosed by fencing.

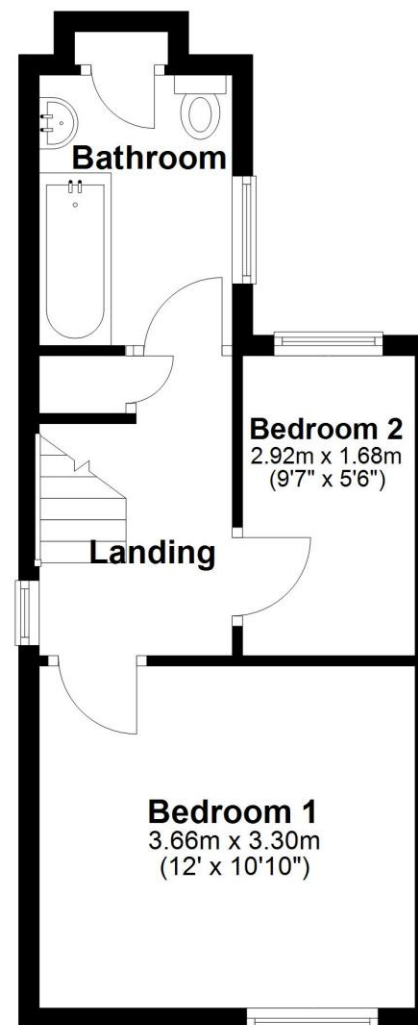
Ground Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



Total area: approx. 59.6 sq. metres (641.6 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.



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Attributes

2 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: A



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