

EST.  1993

JENNIE JONES

ESTATE AGENTS



Leiston Road, Aldeburgh, Suffolk Ip15 5PR

GUIDE PRICE

£340,000

SUMMARY OF THE ACCOMMODATION

LIVING ROOM; FITTED KITCHEN; UTILITY LOBBY; GROUND FLOOR CLOAKROOM; LANDING; TWO BEDROOMS; BATHROOM; GARDEN

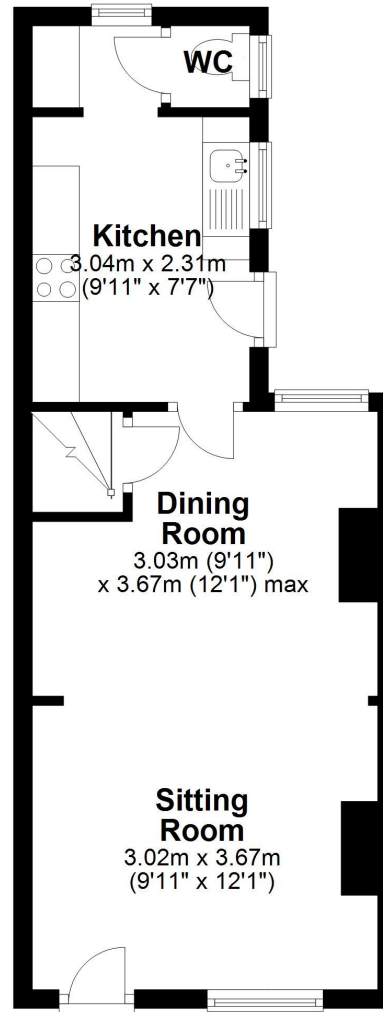
THE PROPERTY: This attractive terraced house is in immaculate order offering light and airy accommodation over two floors and is within walking distance of the beach and town centre of Aldeburgh. Having undergone a thorough programme of refurbishment in 2019 the property has a wealth of characteristic features and benefits from gas fired heating and sealed unit double glazing, currently occupied as a full time home 8 Leiston Road would also make a comfortable holiday retreat and thus earliest viewing is recommended.

The living room is dual aspect and has a stripped floor and a fireplace housing log burner on brick hearth with fitted cupboards and bookshelves either side. Stairs to first floor with understair cupboard. Off the back of the living room is the kitchen which has a range of fitted floor, drawer and wall units with natural timber work surface with stainless steel sink with mixer tap inset. Four ring electric hob with filter over and oven under. Built in dishwasher. Stable door to outside. Utility lobby with worksurface and plumbing for washing machine. Ground floor cloakroom with WC and washbasin with mixer tap. On the first floor the landing has a cupboard with wall mounted gas fired combi boiler for central heating and hot water. The main bedroom, a good double, is situated at the front of the property and has a built in wardrobe cupboard, fitted bookshelves and an ornate cast fireplace. There is a second bedroom and a bathroom with p shaped bath having over bath shower with shower screen, pedestal wash basin, WC, heated towel rail and built in cupboard. The loft space is boarded, with power and light. Outside, the front of the property is laid to patio and behind is a small private yard and beyond the rear garden is laid to lawn with summerhouse. There is a pedestrian right of way behind the property.

LOCATION: Aldeburgh has an excellent range of local shops, two supermarkets (one being a Tesco Express, a short walk from the property), art galleries, fine restaurants and pubs. There is a cinema, library, primary school together with a cottage hospital a doctors' surgery and dental practise. There are golf courses at Aldeburgh and Thorpeness and sailing clubs on the river Alde and the town has a beautiful shingle beach and a strong association with the arts and music in particular with the nearby Snape Maltings Concert hall being home to the internationally renowned Aldeburgh Festival. There are wonderful walks along following the coastal paths and river estuary and the neighbouring town of Leiston has a sports centre and swimming pool. The market town of Saxmundham (about 6 miles) has both Tesco and Waitrose supermarkets and a railway station with connecting services via Ipswich to London Liverpool Station

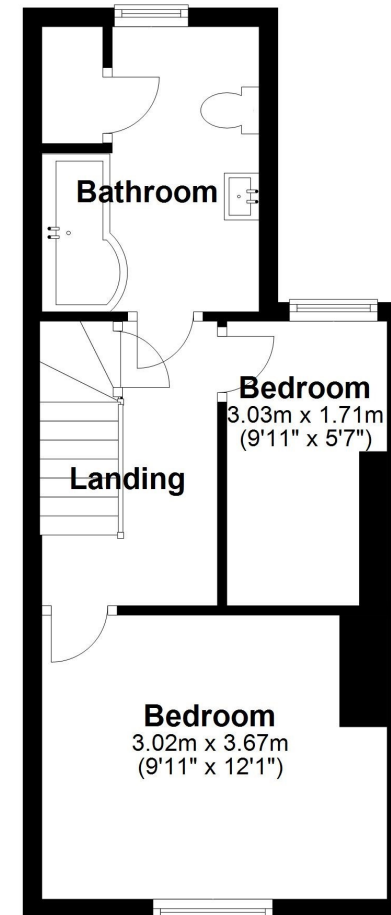
Ground Floor

Approx. 32.1 sq. metres (345.1 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



LOCAL AUTHORITY

East Suffolk District Council, Council Offices,
East Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
01394 383789

COUNCIL TAX BAND = B

SERVICES: Mains water, gas, electricity
and drainage are available to the
property. Central heating is via a gas fired
boiler located in the cupboard on the
landing with radiators throughout the
property.

VIEWING

By appointment through Jennie Jones Estate
Agents:
SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = D

Total area: approx. 61.9 sq. metres (666.1 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.











SAXMUNDHAM
T: 01728 605511

www.jennie-jones.com