

EST.  1993

# JENNIE JONES

ESTATE AGENTS



**Westward Ho, Leiston, Suffolk IP16 4HU**

**Price:**

**£219,995**

## SUMMARY OF THE ACCOMMODATION

**ENTRANCE LOBBY; ENTRANCE HALL; SITTING ROOM; DINING ROOM; CONSERVATORY; KITCHEN;  
BATHROOM; LANDING; 3 BEDROOMS; BEDROOM 4/STUDY;  
GARDENS; OFF ROAD PARKING.**

### THE PROPERTY

This excellent terraced house is situated in a popular residential area on the outskirts of Leiston and has been maintained in good decorative order by the current owner. The property has many attractive features including stripped doors and benefits from sealed unit double glazing and gas central heating - seemingly a perfect family home earliest viewing is strongly recommended.

Enter in to the double glazed entrance lobby which has space for boots etc and gives access to the entrance hall with stairs to the first floor. In the sitting room is a log burner on a brick hearth and the separate dining room also has a fireplace with log burner and a pantry cupboard. The kitchen has a range of fitted floor, drawer and wall units with fitted worksurface with china one and a half bowl sink with single drainer inset, 4 ring electric hob with filter over and oven under and a tiled floor. Off the kitchen is the conservatory that currently has fitted units and worksurface, a utility lobby that has plumbing for a washing machine and space for tumble drier and which leads to the bathroom with panelled bath with shower over, pedestal wash basin, WC and tiled floor. On the first floor the landing has a built in cupboard and a lobby gives access to bedroom one with built in wardrobe and bedroom 4/study (this was originally one bedroom but has been partitioned to make the two smaller rooms and could easily be reinstated if required). There are two further bedrooms, a double and a single. Outside at the front of the property is vehicle hard standing and behind, the pretty rear garden is laid to shingle and shrub borders, 3 garden sheds, greenhouse and further parking at the bottom of the garden. **Agent's notes:** It is the vendor's intention to take the smaller greenhouse nearest to the house with them. There is a pedestrian right of way at the rear of the property.

### LOCATION

Leiston offers a good selection of shops and a supermarket that cater for all day to day needs and the town has primary and secondary schools along with a library and sports centre. Leiston is ideally located for access to the Suffolk Heritage Coast and to the coastal town of Aldeburgh which is home to the internationally famous music festival with most concerts being held at the Snape Maltings complex. Attractions of the surrounding area include the RSPB sanctuary at Minsmere and a variety of walks and cycle paths. Further facilities can be found at Saxmundham which has Waitrose and Tesco supermarkets and a railway station that provides a regular service via Ipswich to London (Liverpool Street).

**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND: B**

**SERVICES**

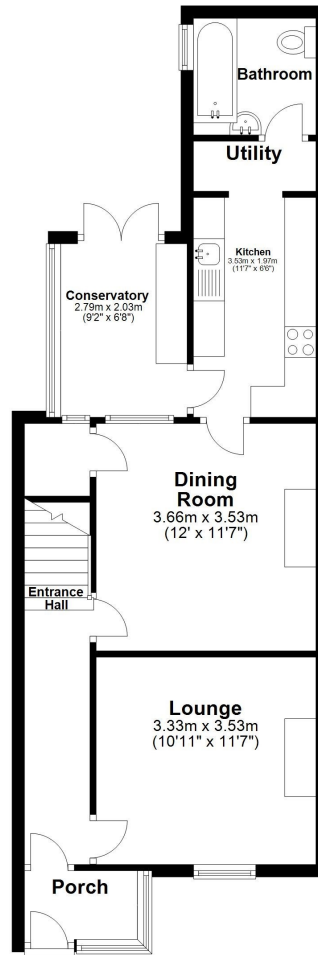
Mains gas, water, electricity and drainage are available to the property. Central heating is provided by a gas fired boiler located in the roof with radiators throughout the property.

**VIEWING**

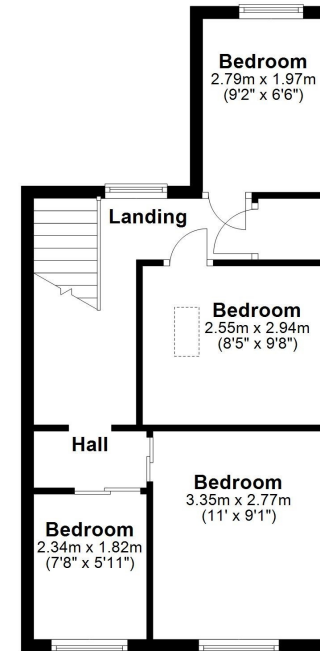
By appointment through Jennie Jones Estate Agents:  
Tel: (01728) 605511.  
email: saxmundham@jennie-jones.com

**EPC RATING: C**

**Ground Floor**  
Approx. 54.4 sq. metres (585.2 sq. feet)



**First Floor**  
Approx. 38.9 sq. metres (418.5 sq. feet)



Total area: approx. 93.2 sq. metres (1003.7 sq. feet)

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.



















