

EST.  1993

JENNIE JONES

ESTATE AGENTS



**Prospect Place, Leiston, Suffolk IP16 4AL**

**Price:**

**£175,000**

## **SUMMARY OF THE ACCOMMODATION**

**SITTING ROOM; KITCHEN/DINING ROOM; FIRST FLOOR LANDING; 3 SEPARATE BEDROOMS;  
BATHROOM; GAS FIRED CENTRAL HEATING; PATIO GARDEN.**

### **THE PROPERTY**

This charming end of terrace cottage has been maintained in excellent decorative order by the current owner and offers much character over two floors. The property, which has been extended at the rear, has the benefits from low maintenance UPVC fascias and guttering, gas fired central heating and UPVC double glazed windows throughout. Being offered to the market with no onward chain earliest viewing of this excellent property is strongly recommended.

The front door leads straight into the sitting room which is dual aspect, has a brick fireplace with exposed chimney breast, pamment hearth which houses a multi fuel stove, feature brick work, stairs to the first floor with understair cupboard. The back of the sitting room leads to the kitchen/dining room which has a range of floor, drawer and wall units with work surface having stainless steel sink with single drainer inset, 5 ring gas hob with filter over and double oven under, pantry cupboard, tiled floor, plumbing for dishwasher and washing machine and double doors to rear. On the first floor the landing gives access to the separate bedrooms and the bathroom with the main bedroom having an ornate cast fireplace with timber surround and mantelpiece, there being two further bedrooms - a double and a single and a bathroom with panelled bath, over bath shower with glazed shower screen, pedestal washbasin, WC and heated towel rail. At the rear of the property is a small patio garden with timber garden shed and private gate to rear pedestrian walkway.

### **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: A**

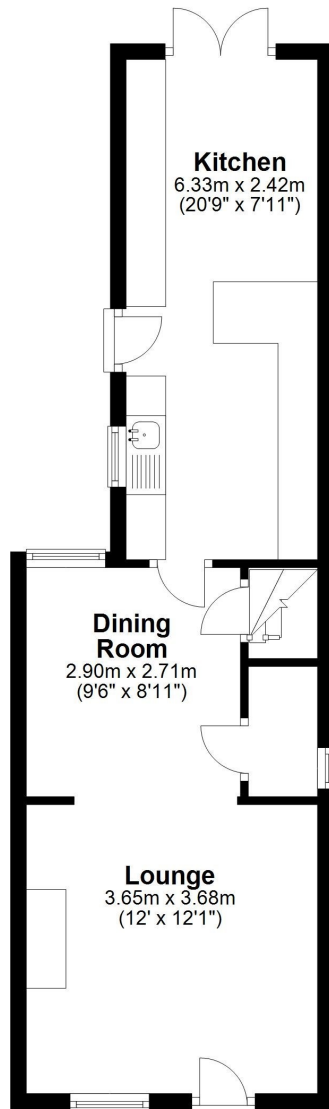
**SERVICES**  
 Mains gas, water, electricity and drainage are available to the property.

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

**EPC RATING = D**

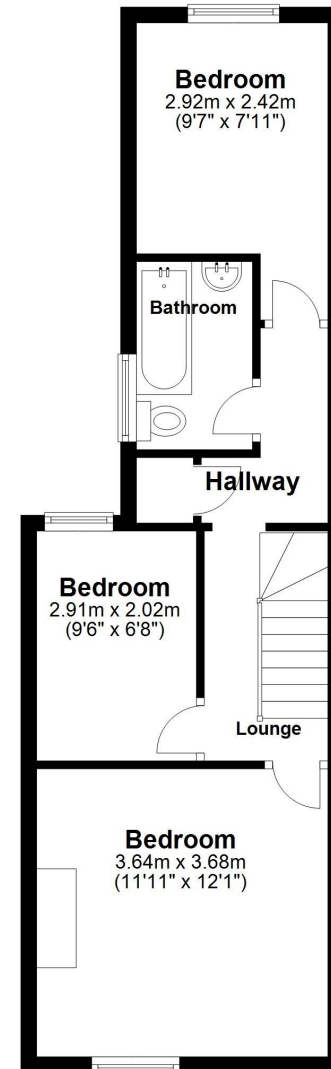
**Ground Floor**

Approx. 40.1 sq. metres (431.2 sq. feet)



**First Floor**

Approx. 40.1 sq. metres (431.2 sq. feet)



Total area: approx. 80.1 sq. metres (862.4 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.



















