

EST.  1993

JENNIE JONES

ESTATE AGENTS



118 Waterloo Avenue, Leiston, Suffolk IP16 4HW

GUIDE PRICE

£240,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM WITH DINING AREA; KITCHEN; CONSERVATORY; CLOAKROOM LANDING; THREE BEDROOMS; BATHROOM; GOOD SIZED GARDEN; OFF ROAD PARKING FOR A NUMBER OF VEHICLES

THE PROPERTY

A three bedroom semi detached family home situated within walking distance of the High Street. A front door opens to the entrance hall with split level stairs to the first floor landing, cloakroom and cupboard. The sitting room with dining area has a double glazed window to the front and double glazed French doors opening to the conservatory. The kitchen is fitted with a good range of white wall and base units with work surfaces over. There is an integrated hob and double oven, plumbing for washing machine and a wall unit concealing the gas fired boiler which was fitted about one year ago. A door from the kitchen leads to the rear lobby with doors to back garden and front, storage area and useful cupboard. To the first floor are three well proportioned bedrooms and a family bathroom. The front garden has been turned over to parking, with space for several vehicles. A gate at the side of the property gives access to the enclosed rear garden which is mainly laid to lawn.

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).

Waterloo Avenue, Leiston

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, electricity and
drainage are available to the property.
Central heating from a recently fitted gas
fired boiler.

VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = D



Approx. Gross Internal Floor Area 870 sq. ft / 80.88 sq. m

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.









