

EST.  1993

# JENNIE JONES

ESTATE AGENTS



**5 Carr Avenue, Leiston, Suffolk IP16 4JA.**

**GUIDE PRICE**

**£275,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM; DINING AREA; KITCHEN; REAR LOBBY; SHOWER ROOM; LANDING;  
THREE BEDROOMS; FAMILY BATHROOM;  
FRONT AND REAR GARDEN; TIMBER WORKSHOP/HOME OFFICE**

### **THE PROPERTY**

A delightful Victorian semi-detached property with character and charm. The property has been well cared for by the current owners and consequently it is in very good order throughout. Main benefits include double glazed windows and doors, light and airy rooms, gas fired central heating, a good sized garden and timber studio/home office. The accommodation comprises a half glazed door beneath a storm porch which opens to the entrance hall with attractive original tiled flooring, radiator, stairs to the first floor and an understairs storage cupboard. The sitting room has a double glazed bay window to the front, an attractive cast fireplace with tiled insets and timber surround, radiator; wood flooring, picture rail and a wide opening to the dining area. This room has a double glazed window to the rear aspect, fireplace housing a cast stove, radiator and wood flooring. The kitchen is fully fitted with a good range of painted base units with wood worksurfaces over. Space for a dual fuel cooker with extractor hood over, plumbing for dishwasher, pantry cupboard, space for fridge/freezer, 1½bowl sink with mixer tap and two radiators. There is a lobby with an alcove concealing the wall mounted gas fired boiler, plumbing for a washing machine and a double glazed door to the rear garden. The shower room comprises a window to the side aspect, shower cubicle, pedestal wash basin low level toilet and towel radiator. The first floor landing has a built in shelved linen cupboard, loft access hatch, painted floorboards and doors to the bedrooms and bathroom. Bedroom one to the front has two windows, an original cast fireplace with surround, built in wardrobe cupboard and radiator. Bedroom two, another double room has a window to the rear and radiator. The third bedroom is a single size, with two shelved cupboards and a window to the side. The family bathroom comprises a panelled bath with shower over and screen, pedestal wash basin, low level toilet, towel radiator and part tiled and part panelled. There is a small garden area to the front which is enclosed with a path leading to the front door and a path and gate to the side giving access to the rear. The rear garden is enclosed, mainly lawn with sitting areas, pergola, flower borders and outside water supply. At the end of the garden is the deceptively spacious timber studio/home office complete with power and lighting.

To fully appreciate the character and location, viewing is highly recommended.

### **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:**

We understand that mains water, electricity  
and drainage are connected.

**TENURE::** Freehold

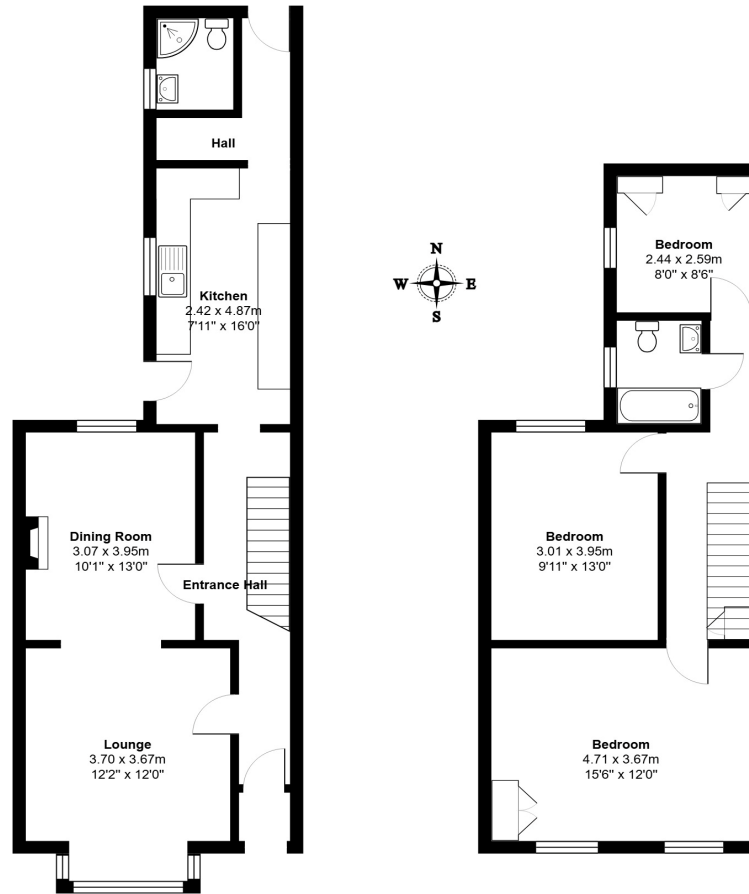
**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = E**



Total Area: 106.5 m<sup>2</sup> ... 1146 ft<sup>2</sup>

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.









