

EST. 1993

JENNIE JONES

ESTATE AGENTS



50 LEISTON ROAD, ALDEBURGH, SUFFOLK IP15 5PS

£1200.00 PER CALENDAR MONTH

A detached four bedroom property in a good location close to all amenities.

Entrance Hall; Sitting Room; Dining Room; Living Room; Kitchen; Utility Room; Conservatory; Landing; Four Bedrooms; Bathroom; Shower Room; Cloakroom; Gardens; Garage; Summer House; Timber Shed.

26 HIGH STREET SAXMUNDHAM, SUFFOLK IP17 1AB Tel: 01728 605511

THE PROPERTY

This excellent family house is located close to all local amenities.

The property is notable for its particularly light and airy accommodation over two floors and it retains many characteristic features. Ready to move into, the property will be a comfortable home and earliest viewing is recommended.

Enter the property via the hallway which has a stripped floor, stairs to the first floor and doors to the sitting room and dining room. The sitting room has windows to the front and side aspect, radiator and feature fireplace. The dining room has a double glazed window to the front aspect, floorboards, radiator and doors to the kitchen and living room. The living room has a radiator, feature brick wall with shelving and double glazed windows to the side and French door opening to the garden. The kitchen has windows to the rear, a range of base and wall units with work surfaces and tiling. There is a gas fired boiler, cooker and dishwasher. An opening from the kitchen gives access to the utility area and there is an opening to the conservatory. Stairs from the entrance hall lead to the landing with two double glazed windows and a radiator. There is a cloakroom and doors open to the bedrooms and bathroom.

OUTSIDE - To the front of the property is a shingle driveway with ample parking for several vehicles.

There is a garage, large enclosed rear garden summerhouse/workshop and additional timber shed.

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

TENURE: Freehold.

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

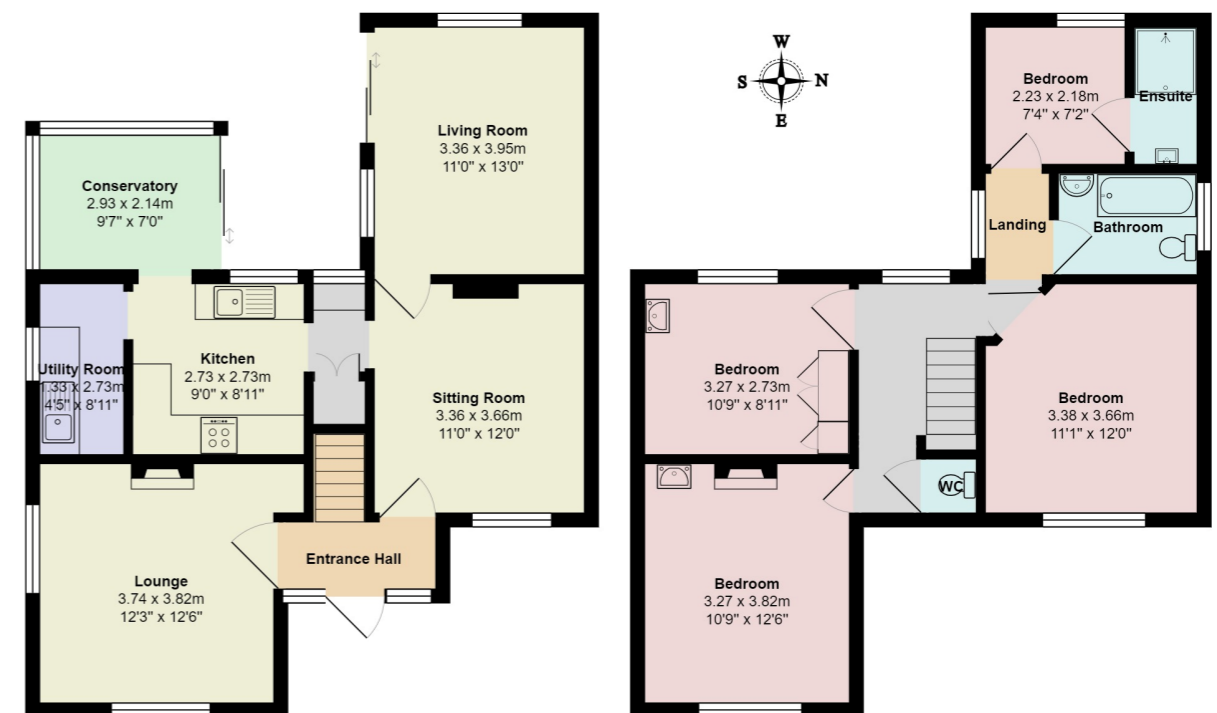
COUNCIL TAX BAND: = D

SERVICES; Mains electricity, gas, water and drainage are available to the property. Heating is provided by a gas fired boiler.

VIEWING: By appointment through Jennie Jones Estate Agents. Tel: 01728 605511.

email: saxmundham@jennie-jones.com

EPC RATING = D



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.