

JENNIE JONES

EST. 1992

ESTATE AGENTS



CARR AVENUE

Leiston | Suffolk

£275,000

30 CARR AVENUE, LEISTON IP16 4JA

Woodbridge - 17 miles
Aldeburgh - 4 miles
Saxmundham - 5 miles

- Entrance Hall ● Open Plan Sitting / Dining Room ●
- Kitchen / Breakfast Room ● Landing ● Three Bedrooms ●
- Bathroom ● Enclosed Rear Gardens ● Parking ●

The Property

30 Carr Avenue is a beautifully presented and extensively renovated three-bedroom semi-detached house, offering stylish and well proportioned accommodation together with a generous rear garden.

The property has undergone significant improvement by the current owners, including a full re-wire, installation of a new gas combination boiler and the fitting of a modern kitchen, creating a home ready for immediate occupation.

The accommodation begins with an entrance hall leading through to a spacious open plan sitting room / dining room, a bright and welcoming space ideal for both everyday living and entertaining. The room features a gas fire providing an attractive focal point.

To the rear of the property is a newly fitted kitchen / breakfast room, well appointed with a range of modern units and ample space for dining, enjoying views over the rear garden.

On the first floor the landing gives access to three well proportioned double bedrooms together with a family bathroom.

Stylishly renovated three-bedroom home with solar income and no onward chain.



Externally, the property benefits from an enclosed rear garden laid predominantly to lawn with a patio area, providing an ideal space for outdoor dining and relaxation.

Further benefits include gas central heating, double glazing and solar panels which are subject to a feed-in tariff, generating an income of approximately £900 per annum.

The property is offered for sale with no onward chain, making it an ideal purchase for a wide range of buyers.

The Location

Leiston is a well-served Suffolk town, ideally positioned close to the Heritage Coast and offering a good range of everyday amenities including a Co-op supermarket, independent shops, cafés, schools and a leisure centre.

The town is well known for its proximity to the coast, with the popular destinations of Aldeburgh and Thorpeness just a short drive away, offering beaches, sailing and a range of restaurants and cultural attractions.

Further amenities can be found in nearby Saxmundham which also provides a railway station with services to Ipswich and onward connections to London Liverpool Street.

Services

Mains water, mains electricity, mains gas & mains drainage.
Gas heating via Radiators.
UPVC double glazing throughout.

Local Authority and Council Tax Band

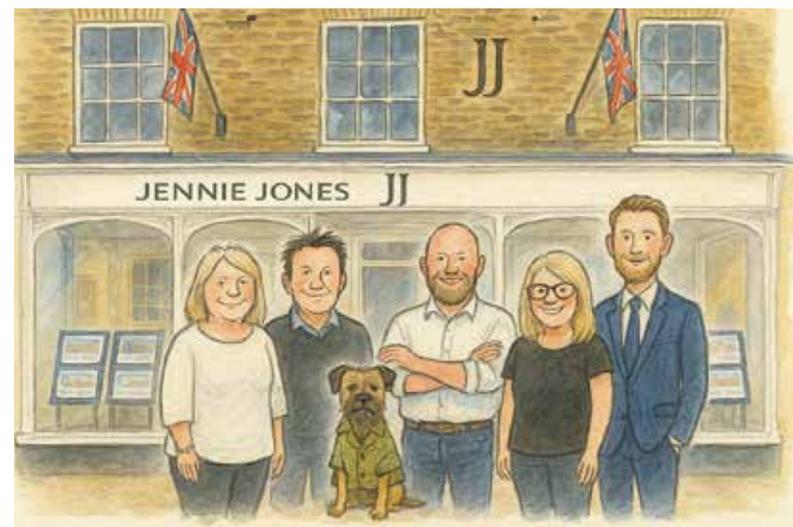
East Suffolk Council
Council Tax Band: B

EPC Rating: TBC





Total area: approx. 58.4 sq. metres (628.2 sq. feet)



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