

THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES:-

A recently built 2 bedroom mid terrace house which has been beautifully maintained and decorated. The property has 2 double bedrooms and benefits from built in storage, fitted blinds and 2 off road parking spaces. The property would make an ideal first home or buy to let.

LOCATION

Leiston offers an excellent range of amenities which include a supermarket, local shops, schools, a cinema and newly refurbished sports centre with swimming pool. There is a nearby beach at Sizewell and the attractions of the Heritage Coast lie within convenient reach by car. It is located only 3 miles from Aldeburgh, which is arguably one of Suffolk's most sought-after coastal towns with superb recreational facilities including sailing, golf, fishing and walking. The Nuclear power stations at Sizewell attract employees from across the world on long and short term contracts.

HALLWAY

Glazed door and window to the front. Radiator. Stairs to the first floor.

KITCHEN

10' 10" x 6' 9" (3.32m x 2.07m)
Window to the front. High and low level units with integrated appliances, wood effect work surface and upstands. Wall mounted gas boiler.

CLOAKROOM

W/C, pedestal wash hand basin.

LIVING ROOM

15' 0" x 13' 8" (4.59m x 4.19m)
Windows and double doors to the rear with blinds.

1ST FLOOR LANDING

Airing cupboard.

MASTER BEDROOM

10' 5" x 11' 8" (3.20m x 3.56m)
Window to the rear, Fully length built in wardrobes, radiator.

2ND BEDROOM

10' 3" x 8' 9" (3.13m x 2.68m)
Window to the front, Built in wardrobe, radiator.

BATHROOM

W/C, wash hand basin with storage below, panel bath with overhead rainfall shower. Partially tiled walls. Heated towel rail.

OUTSIDE

The front and rear gardens have been landscaped for easy maintenance and are fully enclosed. To the rear of the property there are 2 allocated parking spaces.

VIEWING GUIDELINES

During these unprecedented times we ask that anyone wanting to view a property does so safely. Therefore we will require the following provisions when attending viewings:

- Gloves and face coverings to be worn.
- Only 2 members of the same household can attend the appointment.
- Any party showing symptoms or has been asked to self-isolate should notify the agent immediately to re arrange the appointment.

Where possible, the agent will not enter the property with the viewer(s). If the property is currently occupied, the residents will be also be asked to wait outside if social distancing is not possible.

LOCAL COUNCIL

East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

COUNCIL TAX BAND

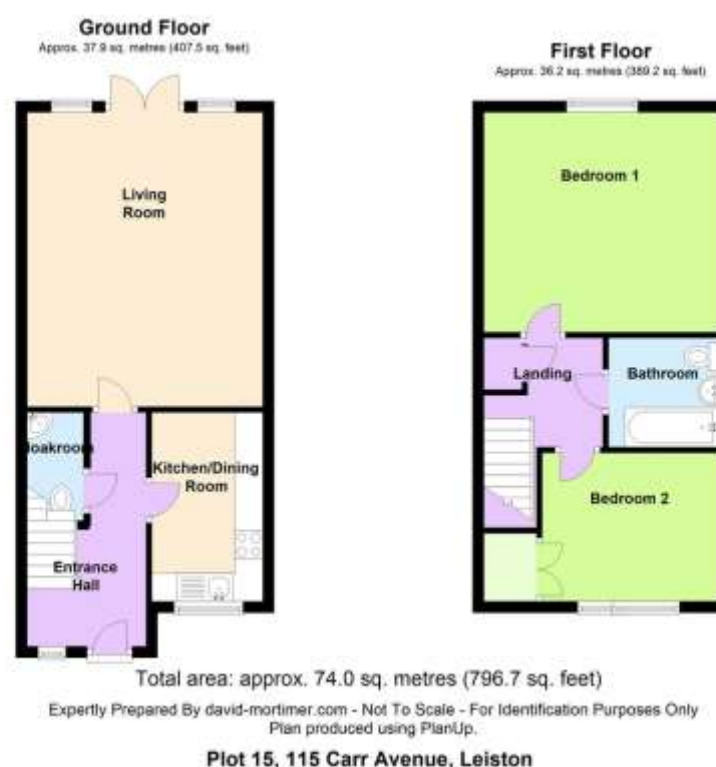
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SERVICES

Electricity, Gas, mains drains and water are connected to the property

AGENTS NOTE

Items depicted in the photographs are not necessarily included in the sale. There is an annual maintenance fee for the development of £150.00PA.



FOR A VIEWING PLEASE TELEPHONE HAMILTON SMITH ON 01728 833007
WEB-SITE: www.hamilton-smith.com



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

N.B. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor nor Hamilton Smith, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available.

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