

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
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SAXMUNDHAM

ESTATE AGENTS



7 Highbury Cottages, Leiston, Suffolk. IP16 4TW

PRICE

£240,000

An enchanting three bedroom Victorian terrace house which is located on the edge of Leiston within convenient reach of the town and the attractions of the Suffolk Heritage Coast. The property, which has been carefully maintained and retains many of its delightful period architectural features, benefits from a rural aspect and has an enclosed rear garden with parking for two cars at the rear. The accommodation, which is centrally heated by electric fired radiators, benefits from secondary glazing and has lovely fireplaces in the reception rooms. The sitting room has a bay window with views towards open countryside. The sitting room opens through to a spacious dining room which in turn opens to the kitchen. There is a useful ground floor shower room and a utility room. The three well proportioned first floor bedrooms are served by a pretty family bathroom which has a bath with a shower above. An early internal inspection is strongly recommended to appreciate the character and style of the accommodation offered within.

Highbury Cottages is ideally located for access to the Suffolk Heritage Coast and the seaside towns of Aldeburgh and Southwold. There are excellent local amenities at nearby Leiston and Saxmundham. Leiston's proud industrial heritage is celebrated by the Long Shop Museum which honours the Garrett engineering firm that was responsible for the development of the town during the last two centuries. There is a cinema and a sports centre in Leiston with access to Sizewell beach which is popular with dog walkers. Saxmundham has a railway station with connecting services to London, Cambridge and Norwich. There is a Waitrose supermarket and a Tesco supermarket together with local shops and restaurants. Aldeburgh, with its unspoilt shingle beach, has art galleries and fine restaurants together with golf and sailing clubs. The area has become synonymous with writers, artists and musicians. Nearby Snape Maltings is home to the internationally renowned Aldeburgh Festival. There are stunning nature reserves at Minsmere, North Warren, Shingle Street and Havergate Island.

## SUMMARY OF THE ACCOMODATION

Entrance Hall; Sitting Room 3.88m x 3.46m; Dining Room 3.93m x 3.32m; Shower Room; Kitchen 4.10m x 2.06m; Utility Room; First Floor Landing; Bedroom One 3.92m x 3.47m; Bedroom Two 3.34m x 2.68m; Bedroom Three 2.41m x 2.35m; Bathroom.

## LOCAL AUTHORITY

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

## VIEWING

Strictly by appointment through Jennie Jones Estate Agents:  
SAXMUNDHAM (01728) 605511. email: saxmundham@jennie-jones.com

## TENURE

Freehold

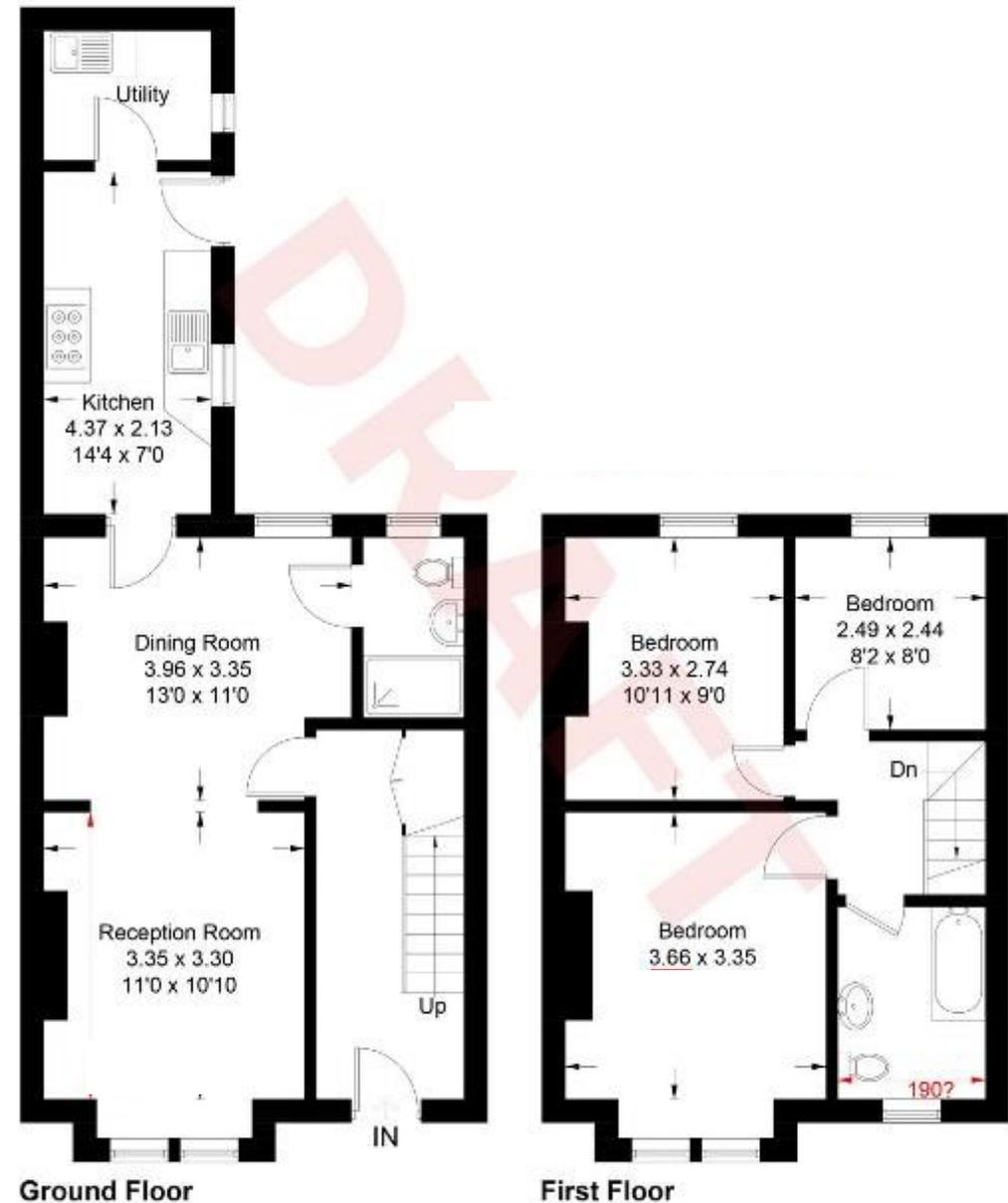
## EPC - D

**SERVICES** Mains water, electricity and drainage.



## 7 Highbury Cottages, Leiston

Approximate Gross Internal Area = 93.3 sq m / 1004 sq ft



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