

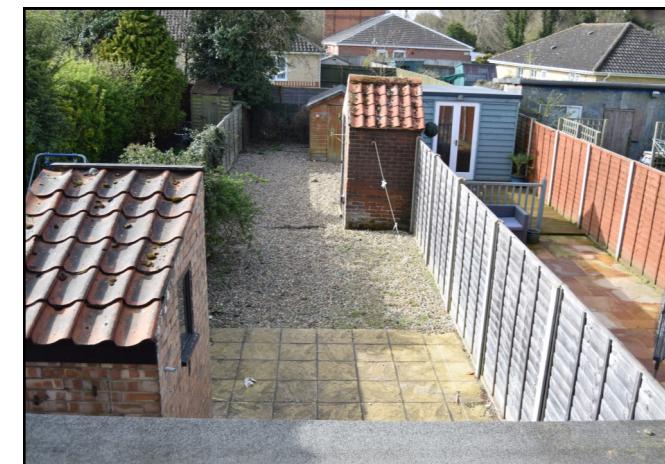
SOUTHWOLD
&
SAXMUNDHAM

EST. JJ 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



36 Paradise Place, Leiston, Suffolk. IP16 4DW

PRICE

£165,000

36 Paradise Place, Leiston Suffolk. IP16 4DW

A pretty two bedroom Victorian terraced cottage located close to the town centre and within walking distance of excellent local amenities and services. The house which has been attractively modernised, benefits from gas-fired central heating and uPVC double glazing. The sitting room opens through to a well appointed kitchen which is fitted with a good range of cabinets, an integrated gas hob and electric oven and a tall fridge/freezer, dishwasher plus a useful breakfast bar. There is plumbing for a washing machine in the brick utility shed in the back garden. The ground floor reception areas have smart tiled floors and underfloor heating and the kitchen opens to the garden via a double glazed casement door. The ground floor bathroom is well appointed. There are two well-proportioned first floor bedrooms with attractive polished pine floors. The garden, which is south facing, is notable for its generous size. It has been designed for easy maintenance with useful storage in two brick sheds and one timber garden shed. There is a rear pedestrian access with reciprocal rights of way, useful for cycles and bins etc.

We strongly recommend an early appointment to view this property in order to appreciate the layout and high standard of accommodation offered within.

SUMMARY OF ACCOMMODATION

Sitting Room 3.64m x 3.25m; Kitchen/Breakfast Room 4.39m x 3.26m;
Bathroom; Landing; Bedroom One 3.33 x 3.29m;
Bedroom Two 3.03m x 2.09m.

Leiston is a very well served Suffolk town

with a proud industrial heritage which is celebrated by the excellent Long Shop Museum. The town has good local amenities, local shops, a supermarket, a cinema, dental practice and doctors' surgery. There is a sports centre with an excellent swimming pool and a primary school and high school. There are beautiful beaches to explore at nearby Sizewell and Dunwich with the seaside towns of Aldeburgh and Southwold within easy reach by car. There are golf courses at Aldeburgh, Southwold and Thorpeness and nature reserves at Minsmere and Havergate Island. The nearby town of Saxmundham benefits from a Tesco and Waitrose supermarket and a railway station with connecting services to London Liverpool Street.

VIEWING

By appointment with Jennie Jones
Estate Agents 01728 605511

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www.jennie-jones.com

LOCAL AUTHORITY

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

SERVICES

Mains water, gas, drainage and
electricity.

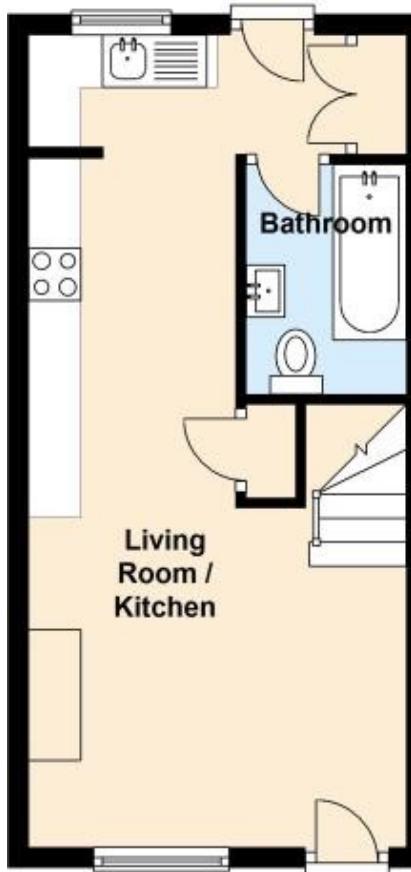
EPC -

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Distance	London	110 miles
	Ipswich	25 miles
	Aldeburgh	4 miles
	Saxmundham	4.5 miles
Schools	Leiston Primary School King Georges Avenue IP16 4JQ Telephone: 01728 830743	
	Alde Valley Academy (High) Seaward Avenue. IP16 4DG Telephone 01728 830576	
Railway Station	Station Approach Saxmundham	
Doctor's surgery	15 Main Street Leiston IP16 4ES Telephone 01728 830526	
Supermarkets	Co-op Leiston Tesco Saxmundham Waitrose Saxmundham	
Sports centre	Leiston Leisure Centre (pool) Red House Lane. IP16 4LS	
TENURE	Freehold	

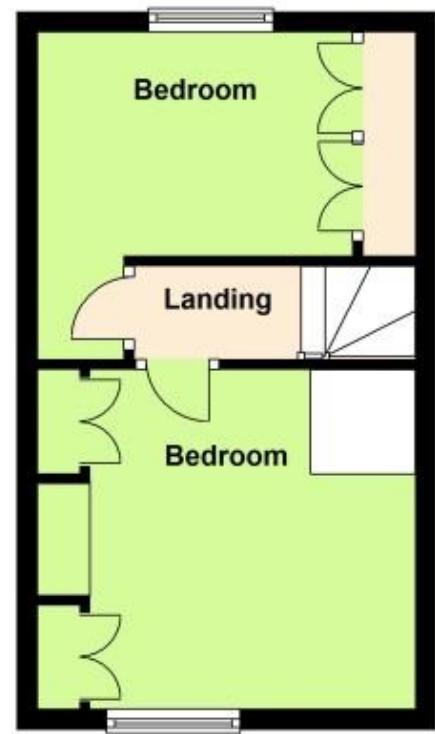
Ground Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



First Floor

Approx. 23.4 sq. metres (251.9 sq. feet)



Total area: approx. 51.5 sq. metres (554.3 sq. feet)

Prepared By david-mortimer.com
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 Plan produced using PlanUp.



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