

SOUTHWOLD  
&  
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



86 St. Margaret's Crescent, Leiston, Suffolk. IP16 4HP

GUIDE PRICE

£225,000

## 86 St. Margaret's Crescent, Leiston, Suffolk. IP16 4HP

This most appealing semi-detached post-war family house is situated in a popular residential area on the western edge of Leiston, within walking distance of the town centre amenities and within convenient reach, by car, of the beautiful Suffolk Heritage Coast. The house, which would benefit from general updating, is centrally heated by gas fired radiators. The boiler has recently been replaced. The accommodation has a spacious sitting room and a separate dining room which is adjacent to the fitted kitchen. There is potential to open the kitchen and dining room into one room. The original coal shed and stores have been altered to create a very useful utility room and rear lobby. There is a downstairs w.c. and a first floor bathroom. The bedrooms (two doubles and a single room) are well proportioned and benefit from built in wardrobes. The garden is of a generous size and offers space to extend the accommodation (subject to the usual consents). There is a wide frontage with a driveway that affords good off street parking and a pretty front garden. The property retains many original architectural details including lovely original internal doors and door furniture. An internal inspection is strongly recommended to appreciate the style and the potential of the accommodation offered within.

### SUMMARY OF ACCOMMODATION

Entrance Hall; Sitting Room 4.45m x 3.37m; Dining Room 3.08m x 2.72m;  
Kitchen 3.07m x 2.68m; Cloakroom; Rear Lobby; Utility Room 4.20m x 1.83m; Landing;  
Bedroom One 3.65m x 3.33m; Bedroom Two 4.49m x 2.54m;  
Bedroom Three 2.80m x 2.42m; Bathroom 1.95m x 1.68m.

### 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. The beautiful beaches at Sizewell, and Aldeburgh and the renowned Minsmere Bird Reserve are accessible off-road on foot or cycle. Dunwich, Havergate Island and the golf courses at Aldeburgh, Thorpeness and Southwold are within easy reach by car, as is the internationally famous Snape Maltings concert hall founded by Benjamin Britten.

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

saxmundham@jennie-jones.com  
www.jennie-jones.com

#### LOCAL AUTHORITY

East Suffolk 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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#### TENURE

FREEHOLD

Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc. have not been checked by this office

**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

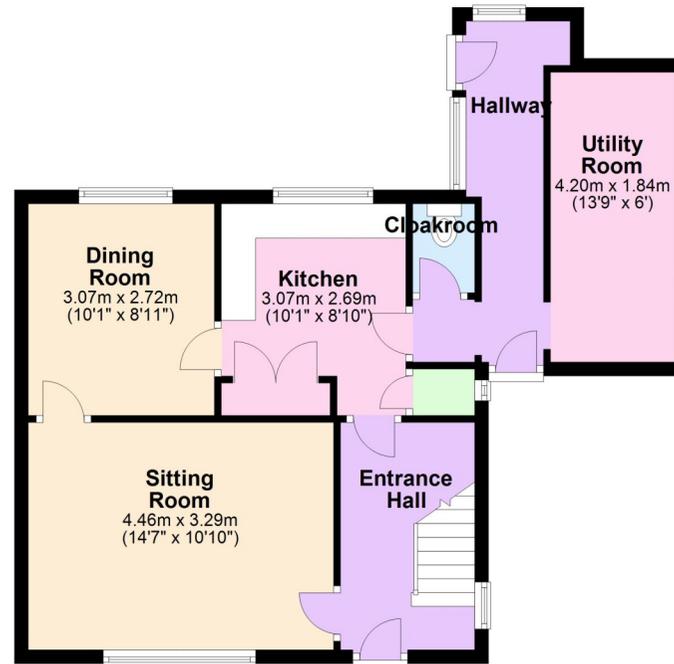
**Doctor's surgery** 15 Main Street  
 Leiston IP16 4ES  
 Telephone 01728 830526

**Supermarkets** Co-op Leiston  
 Tesco Saxmundham  
 Waitrose Saxmundham

**Sports centre** Leiston Leisure Centre (pool)

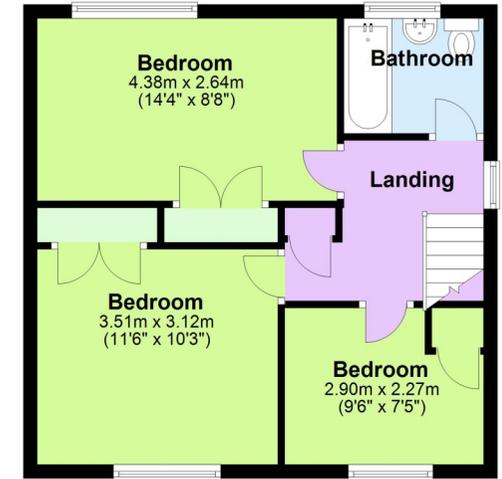
**Ground Floor**

Approx. 55.8 sq. metres (600.4 sq. feet)



**First Floor**

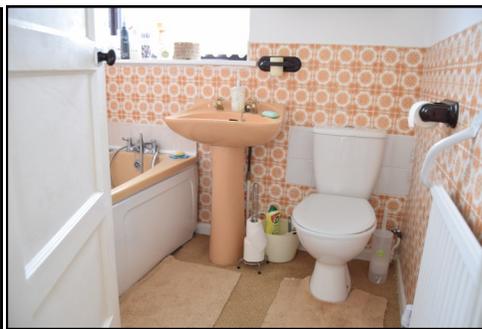
Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 97.9 sq. metres (1053.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
 Plan produced using PlanUp.





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