

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



9 Long Row, Leiston, Suffolk. IP16 4AH

PRICE

£159,950

An enchanting Victorian terraced cottage in a small un-adopted lane close to the town centre. The cottage which benefits from a good sized rear garden, has been the subject of a careful programme of modernisation in recent years. There is a gas fired central heating system and uPVC double glazed windows. The accommodation comprises: a well-proportioned sitting room which opens through to a smart and well appointed kitchen/dining room. The first floor landing opens into a very useful study area which would accommodate a small futon for the occasional guest. The bedroom is particularly spacious and has good fitted wardrobes. The contemporary shower room is a good size and is very smart. The property has good quality carpets and flooring throughout. The kitchen/dining room is fitted with hard wood work tops and a porcelain sink. There are base level cabinets and matching wall units. The kitchen has an integrated gas hob and electric oven plus an extractor hood. The fridge/freezer is integrated and there is plumbing for a concealed washing machine. The garden, which is enclosed, has a wide timber deck which provides the perfect out door seating/dining space. The rest of the garden is a work in progress and will have new fence along the north boundary and be cleared ready for a low maintenance surface such as pea-shingle. 9 Long Row is presently used as a second home and has been a much loved retreat. It is ideally located for the attractions of the coast and the convenient local amenities (described below). The property would also provide a delightful full time home and deserves an early internal inspection.

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.

SUMMARY OF THE ACCOMMODATION

Sitting Room 3.75m x 3.03m; Kitchen/Dining Room 3.76m x 3.03m; First Floor Landing; Study Area 2.24m x 2.10m; Shower Room 2.23m x 1.47m; Bedroom 3.79m x 3.03m.

LOCAL AUTHORITY

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

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

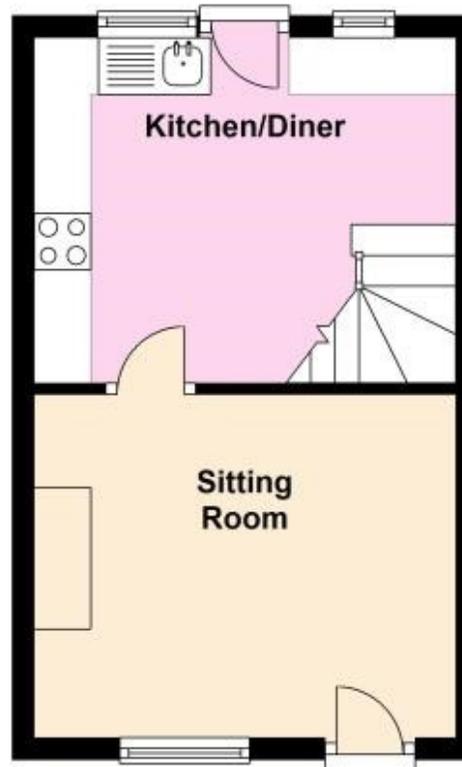
By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING =



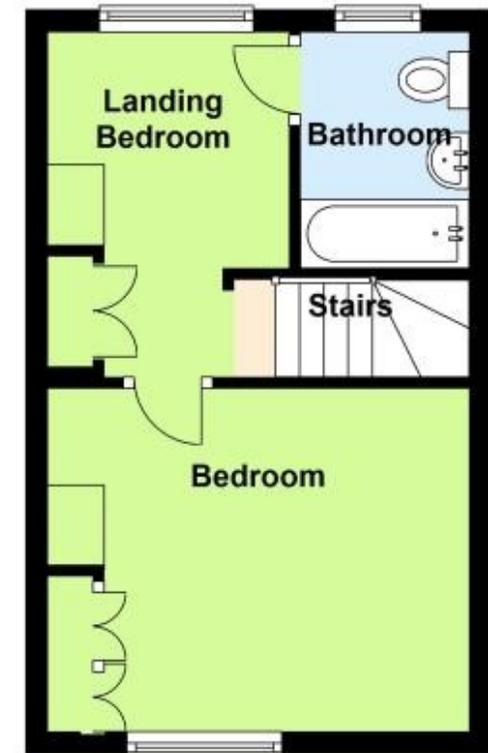
Ground Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



First Floor

Approx. 23.2 sq. metres (249.3 sq. feet)



Total area: approx. 46.3 sq. metres (498.8 sq. feet)

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











SOUTHWOLD
T: 01502722065
E: southwold@jennie-jones.com

SAXMUNDHAM
T: 01728 605511
E: saxmundham@jennie-jones.com

www.jennie-jones.com