

SOUTHWOLD
&
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



42 Crown Street, Leiston, Suffolk. IP16 AX

PRICE

£189,950

An enchanting two bedroom Victorian cottage with a pretty west facing rear garden. This delightful terraced cottage is situated in a sought after residential street close to Leiston's vibrant town centre and within convenient reach of the many attractions of the Suffolk Heritage Coast. The cottage which is centrally heated by gas fired radiators (a new boiler will be installed by the sellers in October), benefits from uPVC double glazed windows. The beautifully presented accommodation retains many period features including fireplaces in the reception rooms (not in use), and lovely original pine ledged internal doors. The well proportioned sitting room opens through to a large separate dining room which overlooks the pretty rear garden. The kitchen is smartly finished with roll edged work tops, a new stainless steel sink; base level cabinets and matching wall units. There is an integrated gas hob with a double electric oven. The kitchen has a stable door that opens to the rear garden. The first floor comprises a large double bedroom at the front and a versatile second bedroom at the back of the cottage which is also used as a study and hobbies room. The bedrooms are served by a good sized modern bathroom. The cottage garden is a notable and pretty feature of the property. The garden is enclosed and laid to lawn with a paved patio area. Facing west, the garden benefits from good south sun. There are two garden sheds and a brick built utility shed which has power connected and space for a tall fridge/freezer. There is also a very useful storage space, recessed into the cottage, which provides space for bicycles etc. A rear pedestrian gate gives access for bins and beyond the garden fence is a further small area of land with a brick outhouse providing additional storage. We strongly recommend an early internal inspection in order to appreciate the character and space offered within.

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 Malt-ings 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

Entrance Porch; Sitting Room 4.80m x 3.51m; Dining Room 4.75m x 2.39m; Kitchen 2.74m x 2.29m; First Floor Landing; Bedroom One 3.58m x 2.79m; Bedroom Two 2.82m x 2.41m; Bathroom.

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

LOCAL AUTHORITY

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

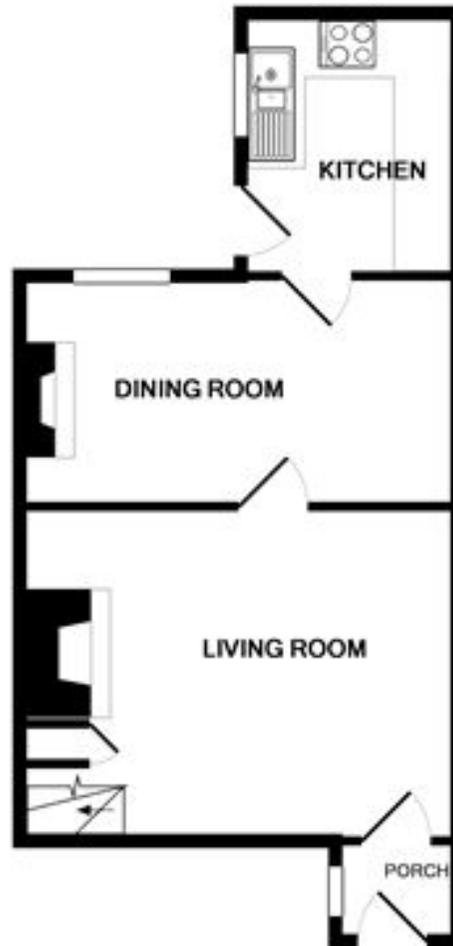
SERVICES

Mains electricity, gas, water and drainage.

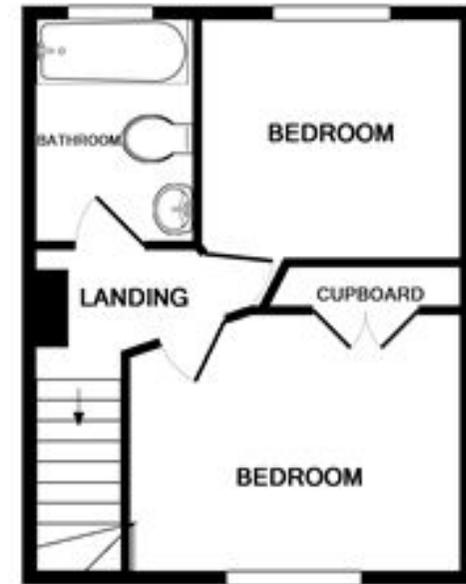
VIEWING

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

EPC RATING = D



GROUND FLOOR



1ST FLOOR

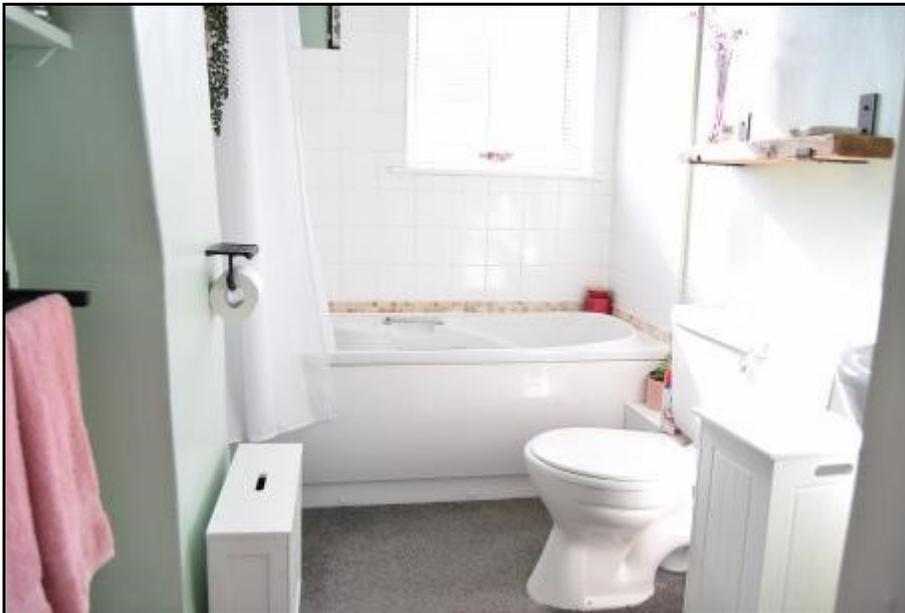
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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