

EST.  1993

JENNIE JONES

ESTATE AGENTS



**11 Old Foundry Place, Leiston, Suffolk IP16 4XE**

**GUIDE PRICE £180,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE LOBBY; SITTING ROOM; KITCHEN DINING ROOM;  
LANDING; THREE BEDROOMS; SHOWER ROOM; GAS FIRED HEATING;  
GARDEN; TWO DESIGNATED OFF ROAD PARKING SPACES**

### **THE PROPERTY**

This mid terrace house is well located for access to the town centre of Leiston. Located on a no through road 11 Old Foundry Place has gas fired central heating and would benefit from some updating and would seemingly make an ideal investment property or first time buy—viewing is strongly recommended. Enter the property via the entrance lobby which leads to the sitting room with deep understair cupboard. The kitchen dining room has a range of fitted floor and wall cupboards with fitted working surface. Stainless steel sink with single drainer, wall mounted gas fired boiler for central heating and hot water and French windows to the rear. On the first floor the landing has an airing cupboard with pre lagged hot water cylinder and slatted shelving. The master bedroom, a double is located at the rear and there are two further bedrooms. The shower room has fully tiled walls, a glazed shower cubicle, pedestal wash basin with mirror over and close coupled WC. Outside at the rear is a suntrap patio garden and there are two off road designated parking spaces.

### **LOCATION**

Leiston offers a good selection of shops and a supermarket that cater for all day to day needs and the town has primary and secondary schools along with a library, sports centre and film theatre. Leiston is ideally located for access to the Suffolk Heritage Coast and to the coastal town of Aldeburgh which is home to the internationally famous music festival with most concerts being held at the Snape Maltings complex. Attractions of the surrounding area include the RSPB sanctuary at Minsmere and a variety of walks and cycle paths. Further facilities can be found at Saxmundham which has Waitrose and Tesco supermarkets and a railway station that provides a regular service via Ipswich to London (Liverpool Street).

**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND: B**

**SERVICES** : Gas, water, electricity and  
drainage are available to the property

**VIEWING**

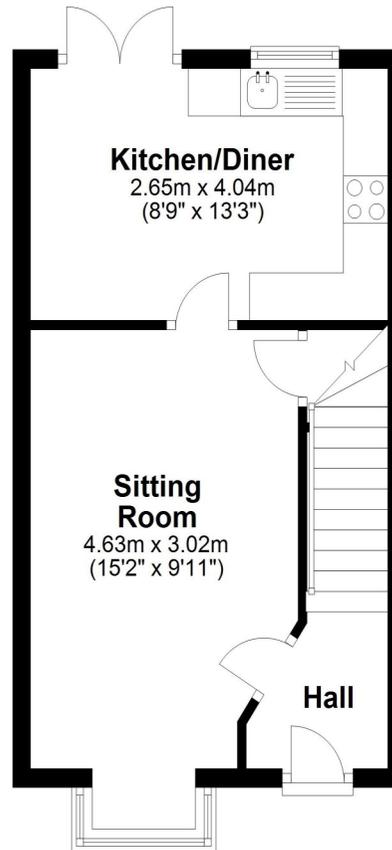
By appointment through Jennie Jones Estate  
Agents:  
Tel: (01728) 605511.  
email: saxmundham@jennie-jones.com

**EPC RATING = D**

**TENURE:** The property is freehold and there  
is a yearly fee, currently £90 pa, for the  
upkeep of communal areas. Some items of  
furniture may be available by separate  
negotiation

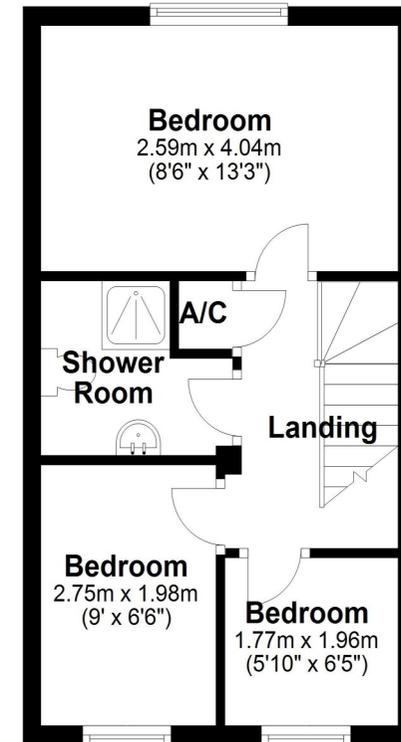
**Ground Floor**

Approx. 30.2 sq. metres (324.6 sq. feet)



**First Floor**

Approx. 29.8 sq. metres (320.6 sq. feet)



Total area: approx. 59.9 sq. metres (645.2 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



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[www.jennie-jones.com](http://www.jennie-jones.com)