



EST. 1993
JENNIE JONES
ESTATE AGENTS



124 KING GEORGES AVENUE, LEISTON, SUFFOLK IP16 4JJ
GUIDE PRICE: £262,500 FREEHOLD

An extended semi detached family home offering spacious accommodation over two floors with a good sized back garden.

Entrance Lobby; Inner Hall; Sitting Room; Dining Room; Kitchen; Landing; 3 Double Bedrooms; Bathroom; Gardens; Parking and Garage.

26 HIGH STREET SAXMUNDHAM, SUFFOLK IP17 1AB Tel: 01728 605511

THE PROPERTY:

This semi detached family home has been extended by the current owner and now provides spacious accommodation over two floors with three double bedrooms. Located in a popular residential area of Leiston the property benefits from gas fired central heating and double glazing and has off road parking at the front and a single garage. To appreciate the property earliest viewing is recommended.

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 and sports centre. 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).

The accommodation comprises:

Front door to:

ENTRANCE LOBBY

Fully double glazed. Quarry tiled floor.

HALL

Stairs to first floor.

SITTING ROOM

Timber laminate floor. Gas fire with back

boiler for central heating.

Wide opening to:

DINING ROOM

Timber laminate floor. Patio doors to garden. Separate door to garden.

KITCHEN Fitted floor, drawer and wall units with fitted worksurface having stainless steel sink with single drainer inset. Gas cooker point.

THE FIRST FLOOR

LANDING

Airing cupboard with pre lagged hot water cylinder.

BED 1

Double

BEDROOM 2

Double

BATHROOM

Panelled bath with over bath shower Washbasin. WC

BEDROOM 3

Double. Dual aspect windows.

OUTSIDE

At the front of the property the raised garden is laid to lawn with shrubs. Private drive provides off road parking and leads to the single garage with up and over door with door to rear garden, power connected and plumbing for a washing machine.

Behind the property is a paved patio and the good sized (dog proof) garden is laid to lawn. Timber garden shed.

TENURE: Freehold.

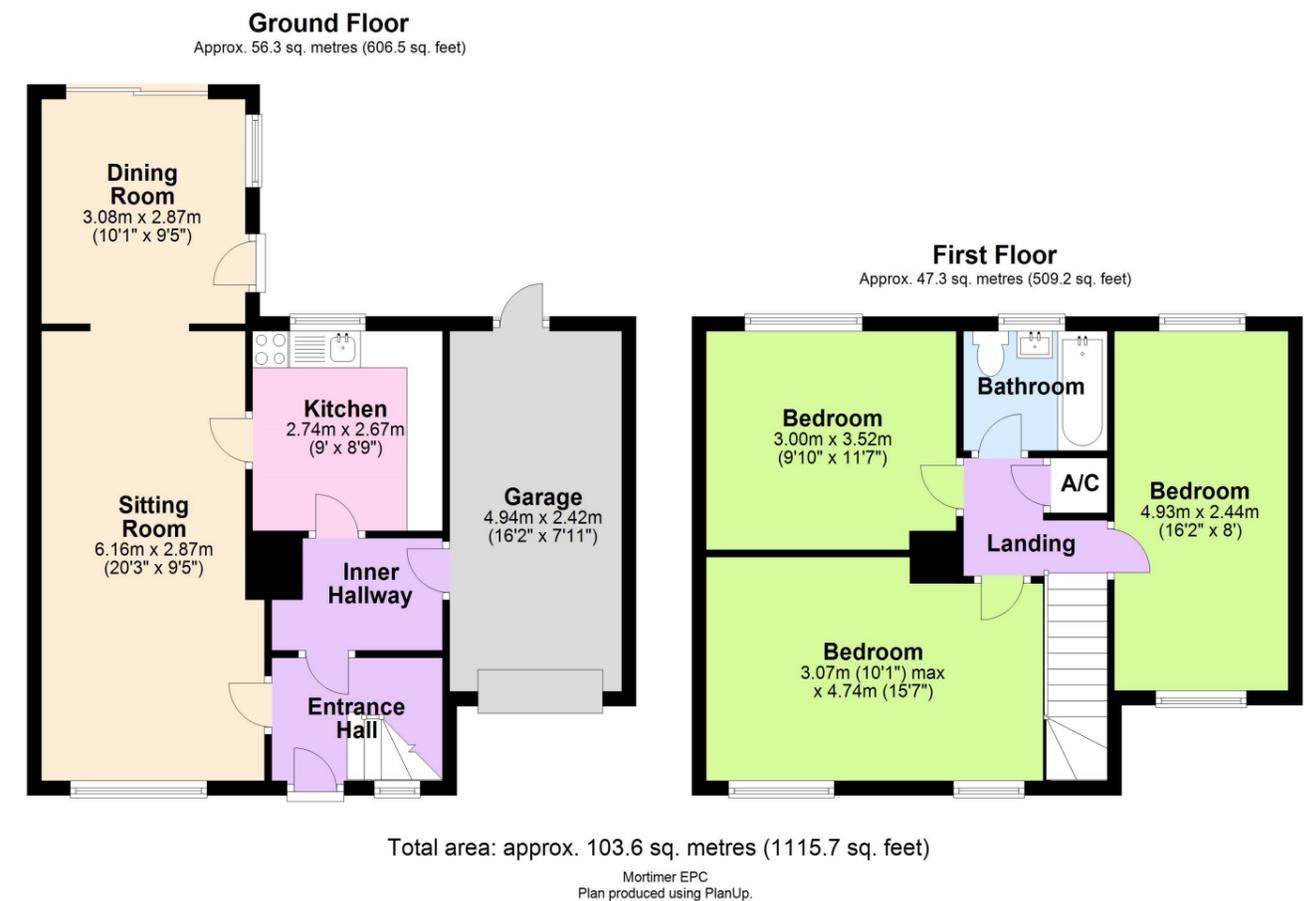
LOCAL AUTHORITY: East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

COUNCIL TAX BAND: = B

SERVICES; Mains electricity, gas, drainage and water are available to the property. Central heating is provided by a back boiler behind the gas fire in the sitting room with radiators throughout the property..

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

EPC RATING = D



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.