

EST.  1993

JENNIE JONES

ESTATE AGENTS



Leiston Road, Aldeburgh, Suffolk Ip15 5PS

GUIDE PRICE

£385,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE LOBBY; ENTRANCE HALL; SITTING ROOM; DINING ROOM; CONSERVATORY;
KITCHEN/BREAKFAST ROOM; TWO DOUBLE BEDROOMS; BATHROOM
GARDENS; OFF ROAD PARKING; GARAGE**

THE PROPERTY: This detached bungalow is in need of a programme of updating but ultimately would make a comfortable home within walking distance of the beach and town centre of Aldeburgh. Built by Wm C Reade of Aldeburgh 42 Leiston Road is of a brick construction under a tiled roof, is well set back from the road and has gas fired central heating (not tested) and sealed unit double glazing and to appreciate the potential of the property earliest viewing is recommended.

Double glazed double doors lead to an entrance lobby which opens in to the entrance hall. There is a small, walk in storage room which was formerly a cloakroom and we are informed that the plumbing is still in place if a new owner wished to reinstate. The sitting room has a tiled fire place with mantelpiece and hearth and window to rear. The dining room gives access to the conservatory which is double glazed and has double doors to out side. In the kitchen/breakfast room there are a range of fitted floor units with worksurface and stainless steel sink with single drainer inset and a floor mounted gas fired boiler. The property has two double bedrooms, one with tiled fireplace and a bathroom with panelled bath with overbath shower, washbasin and WC. Outside the majority of the garden lies at the front of the property and is laid to walkways interspersed with shrubs and borders, a private drive at the side provides off road parking and leads to the single garage and behind the property is a paved patio.

LOCATION: Aldeburgh has an excellent range of local shops, two supermarkets (one being a Tesco Express, a short walk from the property), art galleries, fine restaurants and pubs. There is a cinema, library, primary school together with a cottage hospital a doctors' surgery and dental practise. There are golf courses at Aldeburgh and Thorpeness and sailing clubs on the river Alde and the town has a beautiful shingle beach and a strong association with the arts and music in particular with the nearby Snape Maltings Concert hall being home to the internationally renowned Aldeburgh Festival. There are wonderful walks along following the coastal paths and river estuary and the neighbouring town of Leiston has a sports centre and swimming pool. The market town of Saxmundham (about 6 miles) has both Tesco and Waitrose supermarkets and a railway station with connecting services via Ipswich to London Liverpool Station

GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.

LOCAL AUTHORITY

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

COUNCIL TAX BAND = C

SERVICES: Mains water, gas, electricity
and drainage are available to the
property. Central heating is via a gas fired
boiler located in the cupboard in the kitchen
with radiators throughout the property.

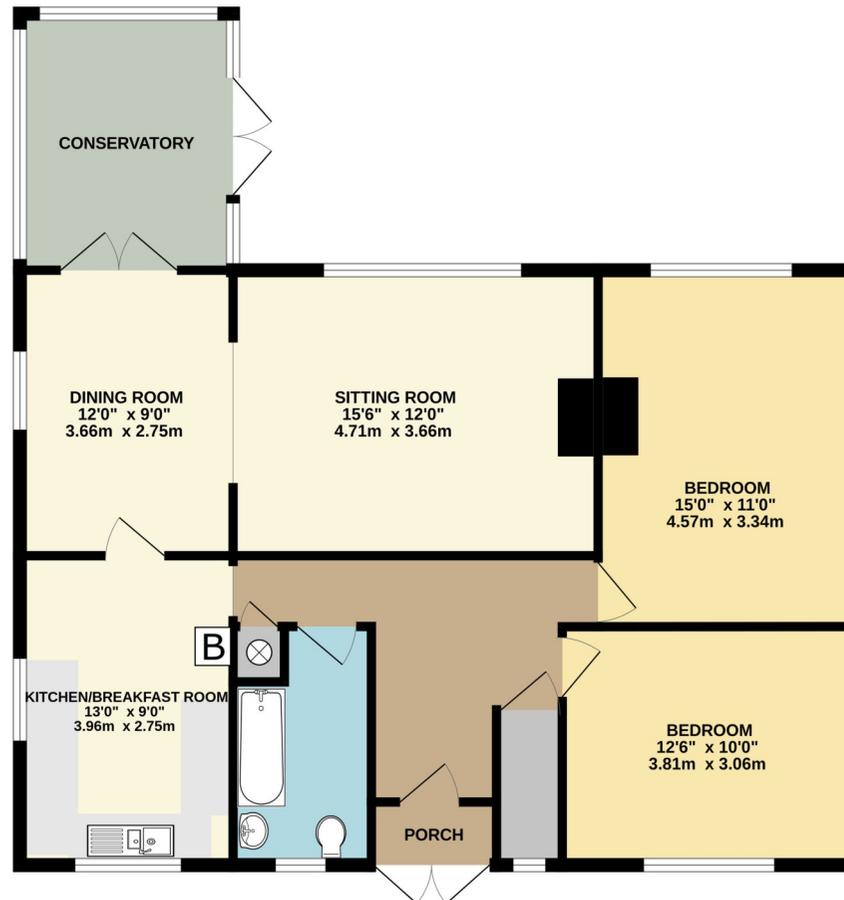
VIEWING

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = E



TOTAL FLOOR AREA: 975 sq.ft. (90.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.









