

EST.  1993

# JENNIE JONES

ESTATE AGENTS



69 Central Road, Leiston, Suffolk, IP16 4DD

GUIDE PRICE

£189,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN; REAR LOBBY; BATHROOM;  
LANDING; THREE FIRST FLOOR BEDROOMS;  
FRONT AND REAR GARDENS**

### **THE PROPERTY**

Number 69 is a Victorian mid terraced property with charm and character that still retains a number of original features. The house is ideally situated just a short distance from the High Street shops and all local amenities. The property has been well cared for by the current owners and consequently it is in good decorative order throughout. The accommodation comprises a front door which opens to an entrance hall with stairs to the first floor accommodation, radiator, floorboards and a door to the sitting room. The sitting room has a window to the front aspect, feature fireplace with surround and built in cupboard to one side, radiator and fitted carpet. The dining room has a window to the rear, a feature tiled fireplace with timber surround, radiator, understairs storage cupboard and door to the kitchen. The kitchen has a window to the side aspect, a good range of base and wall mounted units with worksurfaces over. There is a stainless steel sink with mixer tap, cooker and fridge freezer space, original tiled flooring. There is a rear lobby with a door to the exterior and plumbing for a washing machine and door to the bathroom. The bathroom has a window to the side and a three piece suite in white comprising a bath with shower attachment, wash basin and toilet. Stairs from the entrance hall lead to the landing with built in storage cupboard, loft access hatch, with loft ladder and doors to the bedrooms. The main bedroom at the front of the property has two windows, an original cast fireplace with built in cupboard to the alcove and a radiator. Bedroom two has a window to the rear, radiator and built in airing cupboard housing the hot water cylinder. The third bedroom is a small double with window to the rear and radiator. There is a small garden to the front of the property and a courtyard directly behind. A pedestrian pathway passes along the back of the row of properties, and beyond this is the enclosed garden which is mainly lawn with hedging, shrubs and a timber shed.

### **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, film theatre 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).

**LOCAL AUTHORITY**

East Suffolk Council

**COUNCIL TAX BAND = A**

**SERVICES:** Mains water, electricity and drainage are available to the property. Heating by gas fired boiler.

**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM OFFICE**(01728) 605511

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

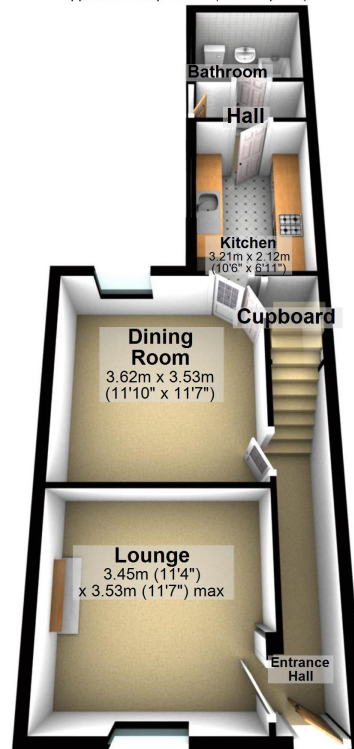
**EPC RATING = D**

**TENURE:**

Freehold

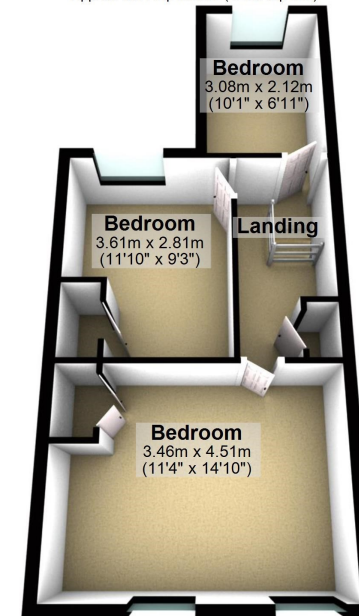
**Ground Floor**

Approx. 45.2 sq. metres (486.3 sq. feet)



**First Floor**

Approx. 39.1 sq. metres (420.6 sq. feet)



Total area: approx. 84.3 sq. metres (906.9 sq. feet)

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.



















