

EST.  1993

JENNIE JONES

ESTATE AGENTS



7 Highbury Cottages, Leiston, Suffolk, IP16 4TW.

GUIDE PRICE

£295,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN; UTILITY ROOM; SHOWER ROOM;
THREE BEDROOMS; FAMILY BATHROOM; FRONT AND REAR GARDEN; TWO ALLOCATED PARKING SPACES.**

NO ONWARD CHAIN

THE PROPERTY

7 Highbury Cottages is an enchanting three bedroom Victorian terraced property which is located on the western edge of Leiston within easy reach of all local amenities. The property has been very well cared for by the current owners and consequently it is in excellent order throughout. Main benefits include recently fitted new double glazed windows throughout, re pointing to the front aspect, light and well proportioned rooms and a number of original features. A front entrance door beneath a storm porch opens to the entrance hall with stairs to the first floor landing, radiator and spacious under stairs storage cupboard. A door from the hall opens to the dining room with double glazed sash window to the rear aspect, a fireplace with shelving to either side, radiator, polished floor boards and a wide opening to the sitting room. The sitting room has a double glazed bay to the front with lovely views towards open countryside, an attractive cast fireplace with surround and hearth, radiator and polished floor boards. Just off the dining room is the ground floor shower room with double glazed sash window to the rear, shower cubicle, pedestal wash basin toilet, radiator and ample tiling. The kitchen has a double glazed window to the side and stable door. There is a porcelain sink and mixer tap, space for a range cooker, plumbing for a dishwasher and terracotta tiled flooring. Beyond the kitchen is a very useful utility room with window, stainless steel sink, base and wall unit, plumbing for a washing machine and space for a fridge/freezer. Stairs from the entrance hall lead to the landing with loft access hatch and doors to the three bedrooms and bathroom. Bedroom one has a double glazed sash window to the front aspect with lovely rural views and a radiator. Bedroom two, another double room has a window to the rear, built in cupboard housing the electric heater for central heating and hot water and a radiator. The third bedroom, a single, has a window to the rear and radiator. The family bathroom comprises a panelled bath with shower over, toilet, wash basin, radiator, ample tiling and a window to the front.

Outside. The front garden is mainly lawn with some planting. The enclosed rear garden is also mainly lawn with two sitting areas, borders containing mature planting, outside water supply and timber storage shed. A gate at the rear of the garden gives access to the allocated parking.

To appreciate the location and the accommodation offered, viewing is strongly 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).

7 Highbury Cottages, Leiston

Approximate Gross Internal Area = 93.3 sq m / 1004 sq ft



LOCAL AUTHORITY

East Suffolk Council,

COUNCIL TAX BAND: = A

SERVICES:

We understand that mains water, electricity and drainage are connected. Heating by electric heating.

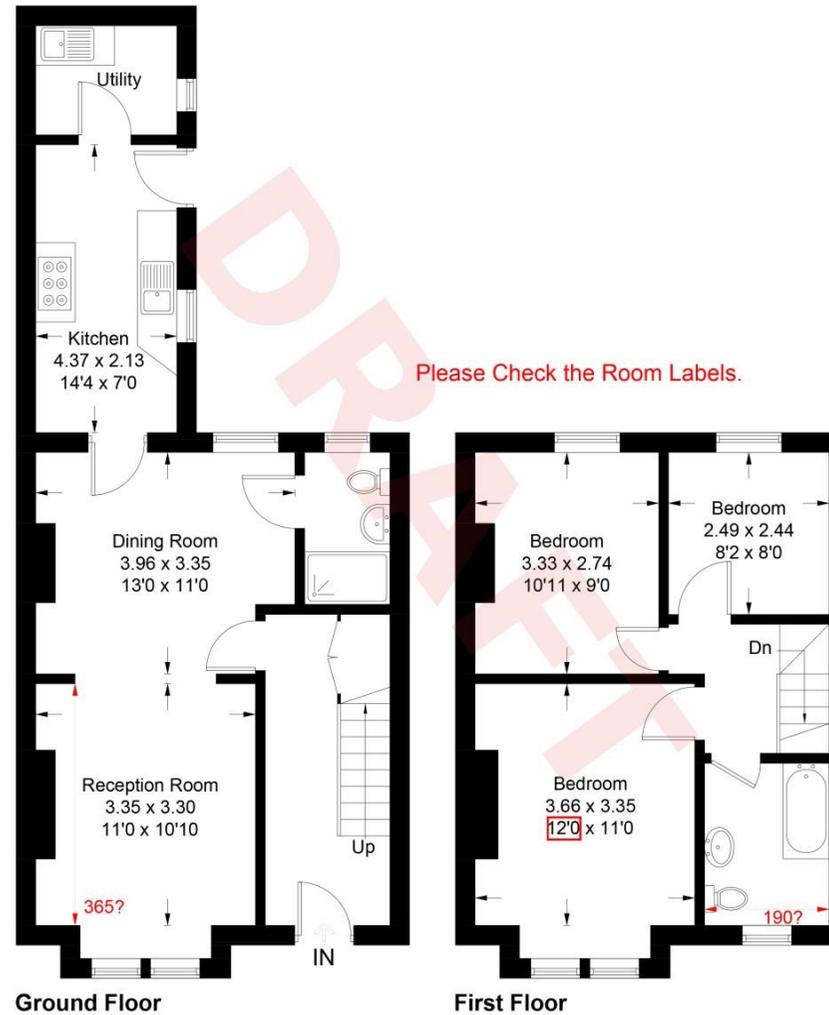
TENURE: Freehold

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (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.











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