

EST. 1993

JENNIE JONES

ESTATE AGENTS



21 Lime Tree Avenue, Leiston IP16 4EH

GUIDE PRICE

£250,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE PORCH; ENTRANCE HALL; CLOAKROOM; SITTING ROOM; KITCHEN / DINING ROOM; CONSERVATORY; THREE BEDROOMS; BATHROOM; GARDENS FRONT AND REAR

The Property

Positioned at the edge of a residential cul-de-sac with open countryside views to the front, this three-bedroom semi-detached house offers well-proportioned family accommodation and scope for cosmetic improvement.

The ground floor layout includes a generous sitting room, a kitchen/diner, and a conservatory that opens onto a private rear garden. Upstairs are two doubles and a single bedroom, along with a family bathroom. There is gas-fired central heating, UPVC double glazing, and the benefit of owned solar panels for improved energy efficiency.

To the front, the owners currently use a hardstanding for off-road parking, accommodating up to two vehicles. However, please note this area has not been granted official planning or drop kerb access. The rear garden includes a lawned area and a purpose-built timber studio or man cave—ideal for hobbies, home working, or storage.

Location – Leiston

Located just moments from the heart of Leiston, this home enjoys easy access to local shops, schools, cafes, and leisure facilities, including a cinema and sports centre. The town is perfectly placed for exploring the Suffolk Heritage Coast, with Aldeburgh and Sizewell just a short drive away. Saxmundham's mainline rail station connects to Ipswich and London Liverpool Street, making this a great location for commuters or weekenders alike.

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LOCAL AUTHORITY

East Suffolk Council,.

COUNCIL TAX BAND: = B

SERVICES:

We understand that mains water, electricity and drainage are connected. Gas Heating.

TENURE: Freehold

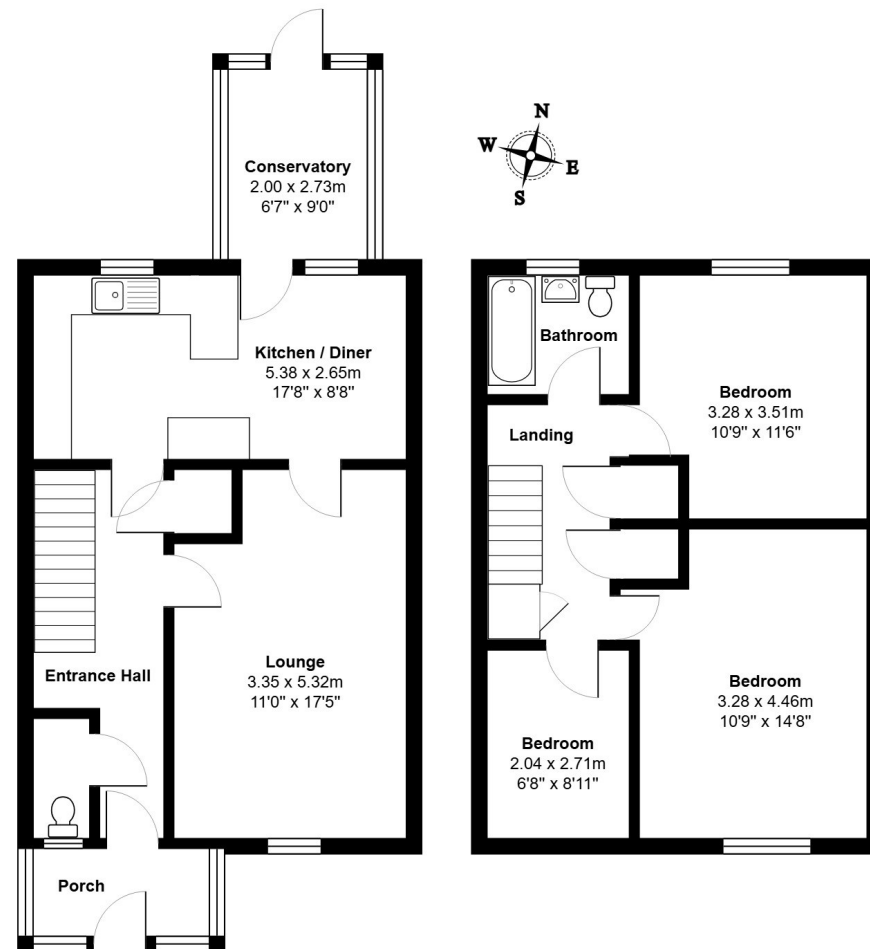
VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = C



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.

