



## 2 Common Farm Cottages, Leiston

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**Bedfords**

ESTABLISHED 1966



2 Common Farm Cottages  
The Common  
Leiston  
Suffolk  
IP16 4UN

**GUIDE OIEO: £255,000**

PORCH | SITTING ROOM | KITCHEN/BREAKFAST ROOM  
REAR LOBBY | TWO FIRST FLOOR BEDROOMS |  
BATHROOM | ATTIC ROOM | OUTSIDE WC & STORE | REAR  
GARDEN | GARAGE | AMPLE PARKING

Situated to the east of Leiston, 2 Common Farm Cottages is in a highly convenient and tucked away position. Leiston is well-served with schools, a cinema, leisure centre/swimming pool and a range of shops including a popular butcher, Co-Op and fruit & veg shop. The beach at Sizewell is just 1.5 miles to the east and the 14th-century remains of Leiston Abbey lie north-west of the town. It is also just a short drive to Thorpeness and Aldeburgh as well as Saxmundham, which has branch line rail service to London Liverpool Street via Ipswich.

**The Property**

2 Common Farm Cottages is a charming semi-detached cottage dating from 1910, constructed of red brick elevations under a pitched slate roof. The interior offers a great deal of scope for updating and improvement. There is also considerable potential to extend the cottage, subject to planning consent. The front door opens into a small hallway off which is the sitting room which has a fireplace and mantelpiece. The rooms are well proportioned and have plenty of natural light.





The kitchen/breakfast room is fitted with wall and base mounted units with an inset stainless-steel sink and a tiled floor. There is space for a cooker. A door opens to the rear lobby and back door.

Stairs rise to the first-floor landing which has doors to two bedrooms and a bathroom fitted with a cream suite comprising bath with electric shower and screen, WC and hand basin. A further set of stairs lead to the second-floor attic room.

### Outside

The property is set in a generous plot. A driveway leads through double gates to a shingle driveway leading to the garage with adjacent block paved parking area. To the rear of the cottage is a brick-built store and separate WC. The main area of garden is to the rear and has a hard standing to the rear of the garden and a flagstone paved terrace with low-level brick wall. A pathway leads to the bottom of the garden which is laid to lawn and enclosed by close boarded and panel fence as well as hedging.

**NB:-** Please note that some of the surrounding public highways might be affected by the proposed construction of Sizewell C.

### Services

Mains water and electricity are connected. Oil fired central heating. Drainage via private disposal system shared with the nextdoor property.

### Local Authority

East Suffolk – Council Tax Band B

### Directions

IP16 4UN  
what3words: barn.piper.foreheads

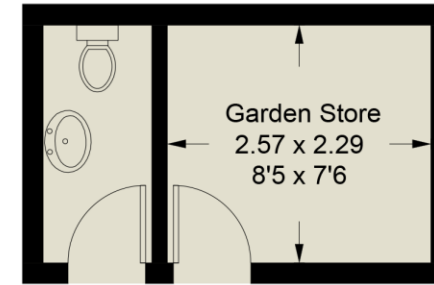
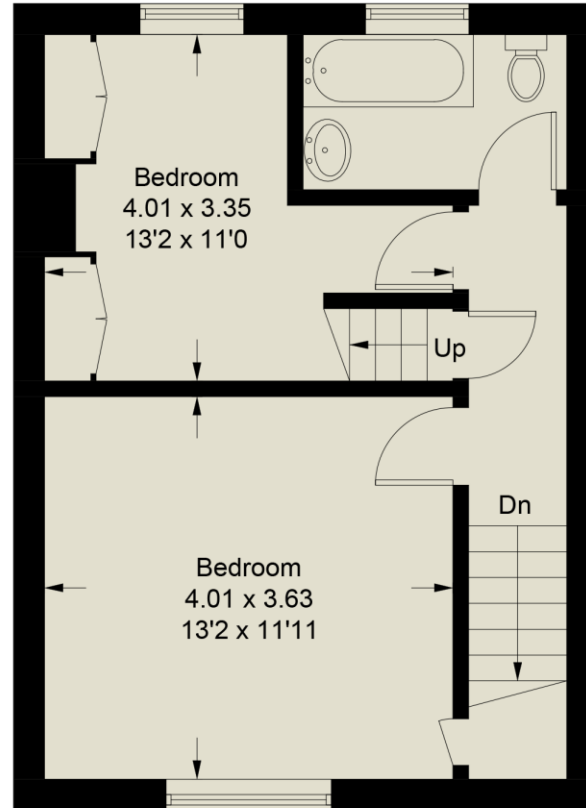
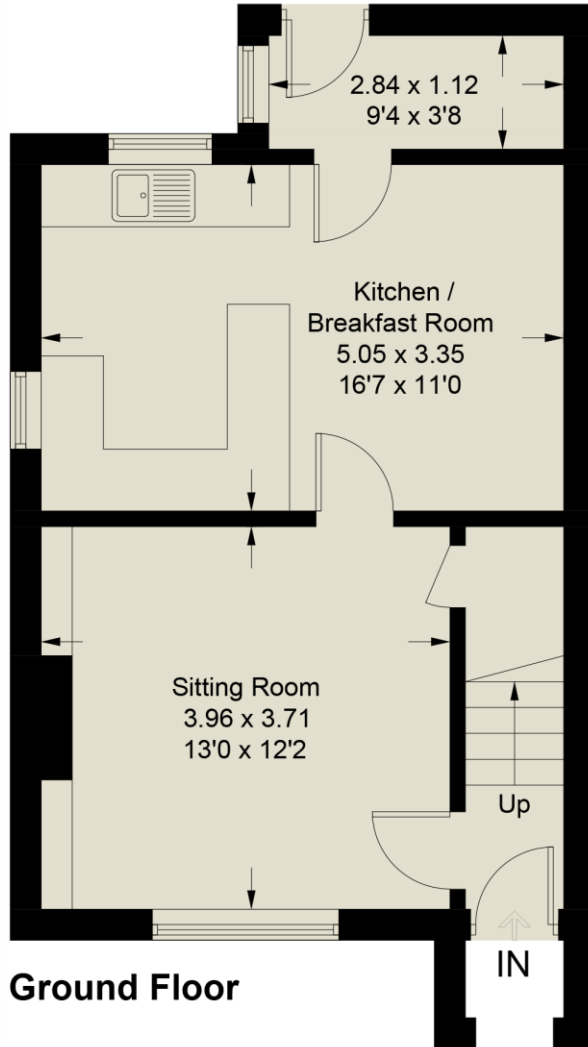
**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

Viewing is strictly by appointment: Tel: (01728) 454505.  
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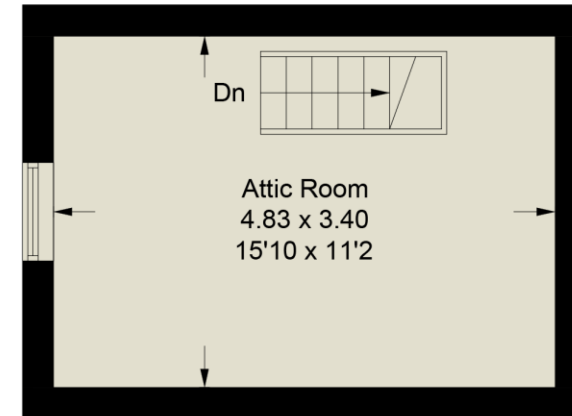


## 2 Common Farm Cottages, Leiston

Approximate Gross Internal Area = 93 sq m / 1001 sq ft  
 Outbuilding = 8.6 sq m / 92 sq ft  
 Total = 101.6 sq m / 1093 sq ft



(Not Shown In Actual  
Location / Orientation)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			103
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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