



**7 Waterloo Mews,**  
Leiston, Suffolk, IP16 4GX  
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**Bedfords**  
ESTABLISHED 1966

## 7 Waterloo Mews, Leiston, Suffolk, IP16 4GX

- Southwold 13.8 miles
- Saxmundham Train Station 4.1 miles
- London 1 hour 15mins approx.

ENTRANCE HALL | OPEN PLAN SITTING/KITCHEN/  
DINING ROOM | THREE BEDROOMS | BATHROOM | EN-  
SUITE | CLOAKROOM | GARDEN | PARKING

### THE PROPERTY:

7 Waterloo Mews, is a fabulous, well-presented three story house situated in a quiet cul-de-sac, only minutes from the High Street and all its amenities.

The accommodation that is arranged over three floors and benefits from gas fired heating to radiators, consists of, entrance hall, cloakroom, stairs to first floor, open plan sitting/dining and kitchen on the ground floor.

At the front of the property is an open plan kitchen/dining sitting room, with high ceilings and windows letting in lots of light. The kitchen area comprises high and low level units, built in fridge/freezer, dishwasher, electric oven, gas hob with extractor over and ceramic sink with mixer tap. The sitting area is a lovely light area with electric feature fireplace and double doors to the garden.

Off the hall the stairs lead to the first floor landing where you will find two double bedrooms (one of which is currently set up as a living room) and family bathroom comprising bath, vanity sink unit, close coupled WC and electric towel rail. There is also a door to stairs to second floor where you will find the main bedroom with en-suite.

## A FABULOUS THREE BEDROOM TOWN HOUSE, ONLY FEW MINUTES WALK FROM THE HIGH STREET.

**Guide: £280,000 FREEHOLD**



## Outside

Outside to the rear is a beautifully enclosed paved and landscaped garden for ease of maintenance, ideal for al-fresco dining and shed to the side. To the front there is parking for two cars one behind the other.

## Services

Mains water, gas, electricity and drainage connected. According to Ofcom superfast broadband is available and mobile coverage is likely but limited with some providers.

**NB** Please note the property cannot be let out on a holiday let basis. It can only be let on an assured short hold tenancy.

## Location

Situated close to the centre of this thriving town, only a short drive from the Heritage Coast, 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 2 miles to the east and the 14th-century remains of Leiston Abbey lie north-west of the town. Also only a short drive from the market town of Saxmundham; with Waitrose and the train station giving access to Ipswich and then mainline to London.

What3words: cares,funded,blindfold

Council Tax: C

EPC: C

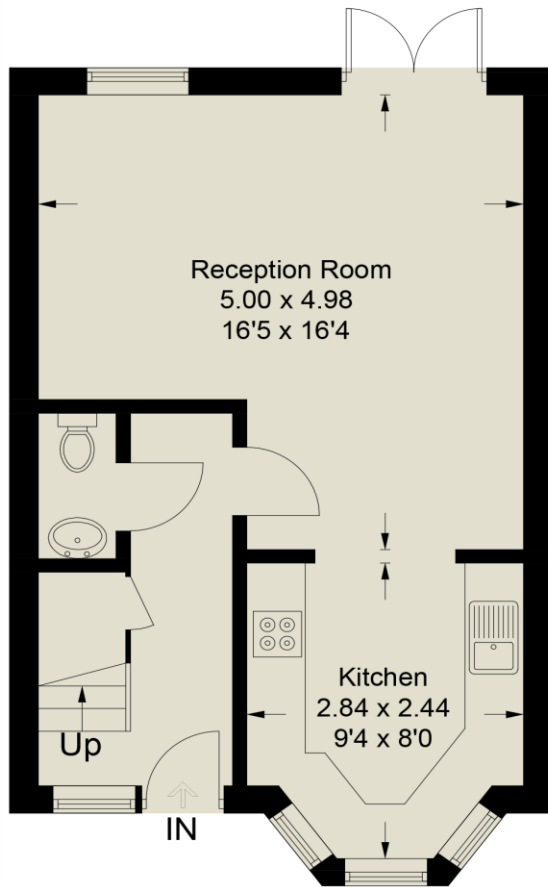
**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90+)	A		86
(81-89)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

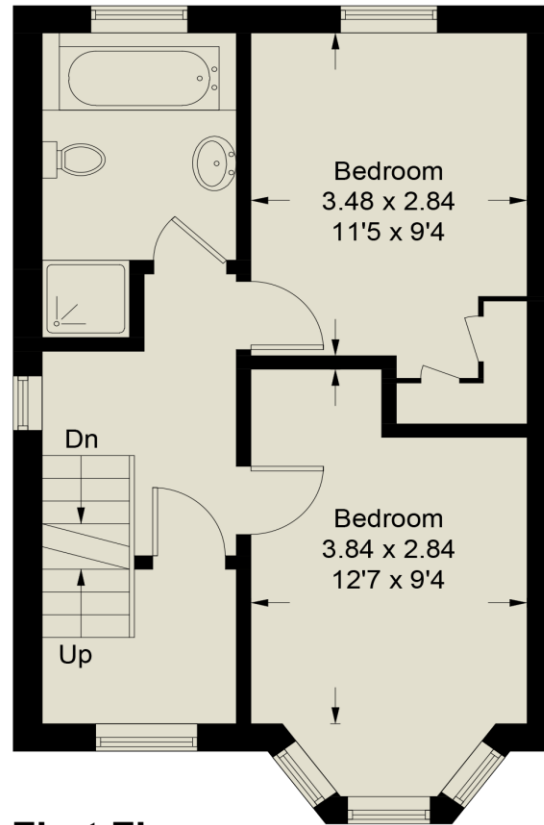


# 7 Waterloo Mews, Leiston

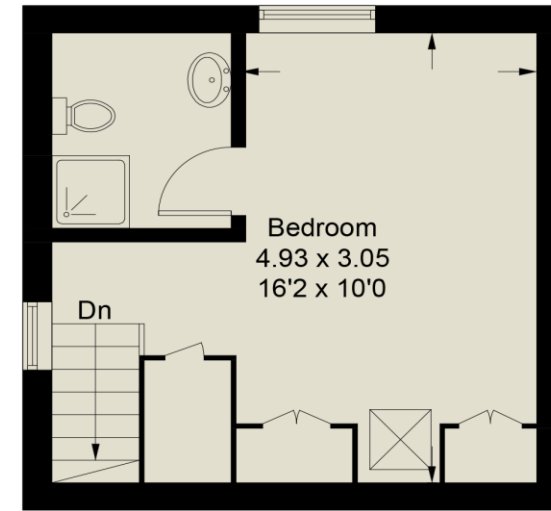
Approximate Gross Internal Area = 103.7 sq m / 1116 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

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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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