



13 Eastward Ho

Leiston, Suffolk, IP16 4AY

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Bedfords

ESTABLISHED 1966

13 Eastward Ho Leiston, Suffolk IP16 4AY

- Ipswich Train Station 24.5 miles
- Saxmundham train station 5.1 miles
- Aldeburgh 4.7 miles
- London by train approx. 1hr.15mins from Ipswich

HALL | SITTING ROOM | KITCHEN/BREAKFAST ROOM |
SHOWER ROOM | CONSERVATORY | DINING ROOM | |
THREE BEDROOMS | FAMILY BATHROOM | GARDEN |
SUMMER HOUSE/OFFICE | SHED.

THE PROPERTY

Eastward Ho is a fabulous three bedroom Victorian semi-detached house in a sought-after area of Leiston with-in walking distance of the all the amenities.

On entering the property you find yourself in the entrance hall with doors to the sitting room, kitchen /breakfast room and stairs to the first floor with understairs cupboard..

The sitting room is a lovely light room with a beautiful bay window original fire surround and feature fireplace. The kitchen/breakfast room is a great size with original fireplace. The kitchen comprises high and low level units, built in oven and hob, ceramic sink with mixer tap over, space for washing machine and dishwasher. Door through to the dining room with doors to the ground floor shower room, conservatory which has a door to the garden.

On the first floor you will find three bedrooms two doubles and one large single. The main bedroom is a light and airy double overlooking the front, the second double overlooks the rear as does the single.

A fabulous Victorian three bedroom semi-detached house situated in a sought-after area of the town..

Guide: £265,000 FREEHOLD



From the first floor land there is loft access with a loft ladder to a fully converted loft room ideal as a hobby room, (access is currently only via the loft ladder).

The family bathroom comprises panelled bath, glass wash-hand basin, close coupled WC and heated towel rail.

Outside

To the front of the property is a small garden area enclosed by hedging. The rear garden is a very pretty fully enclosed garden mainly laid to lawn with mature herbaceous borders, summer house which could be also be used as an office as it has electricity and wi-fi. There is also a separate garden shed and gate to the side.

Services

Mains water, gas, electricity and drainage are connected.

Local Authority

Council Tax Band B
EPC Rating D

Directions

what3words – meaty.magnums,hardens

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.

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



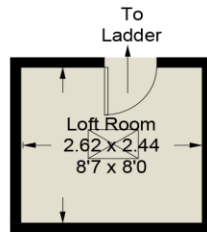
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

13 Eastward Ho, Leiston

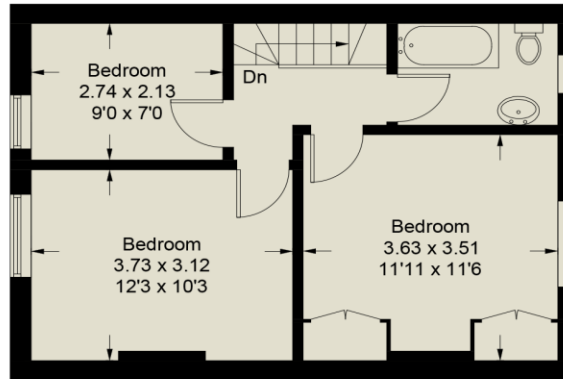
Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft

Outbuildings = 12.1 sq m / 130 sq ft

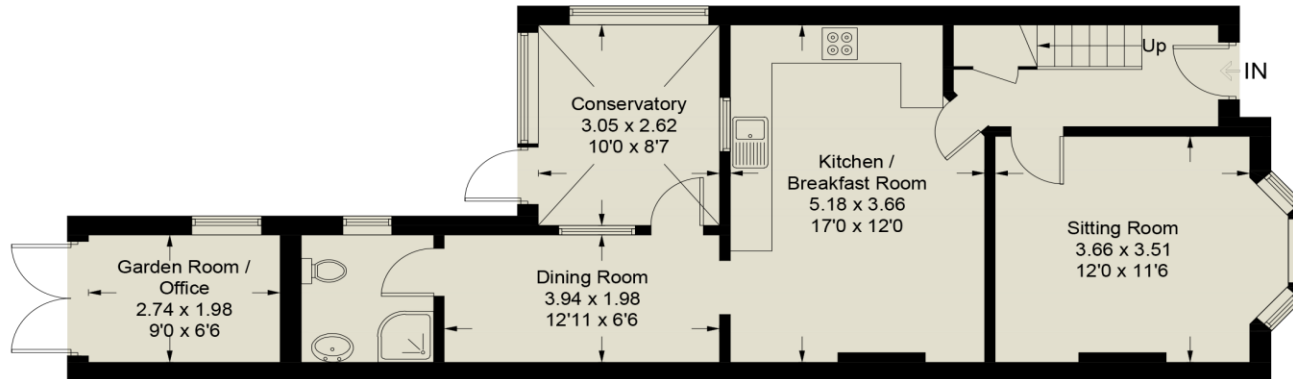
Total = 113.4 sq m / 1220 sq ft



First Floor



First Floor



Ground Floor

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