

2 Bed End Of Terrace In Grimsey Road , Leiston, IP16 4BW

£240,000





## SHORT DESCRIPTION

Property Ref: 16930 Property Overview Situated in the town of Leiston, Suffolk, this 1910 end-of-terrace property has been comprehensively renovated by the current owner. The project has been completed to a high standard, updating the home for modern living while maintaining its structural integrity. Key technical upgrades include a full electrical rewire and the installation of new double glazing throughout the entire property, significantly improving its energy efficiency and overall comfort. Key Features Fully Modernised: Completely renovated throughout with upgraded fixtures, fittings, and flooring. Open-Plan Living: The ground floor features two interconnected reception rooms, creating a spacious and flexible living area. Substantial Upgrades: Benefits from a full rewire and new double-glazed windows throughout. Large Rear Garden: Generous outdoor space featuring a patio area, a practical storage shed, and a detached garden room equipped with electricity. Boarded Loft: The loft space is insulated, boarded, and fitted with a skylight, requiring only minor final additions to convert it into usable living space. Interior & Exterior Walkthrough Ground Floor The entrance opens into an open-plan dual reception space. Removing the traditional partition wall has maximized natural light and created a versatile area suitable for both living and dining layouts. This leads through to a modern kitchen equipped with updated units and direct access to the rear garden. First Floor The first floor comprises two well-proportioned double bedrooms, both finished in neutral decor. The family bathroom has been fully updated with contemporary sanitaryware and tiling. Loft Space The loft is accessed via the first floor and has been prepared for potential future use. It is fully insulated, boarded, and includes a built-in skylight window. It requires minor additions to be fully utilized as formal liveable space. Outside The property benefits from a larger-than-average rear garden for an end-of-terrace home, arranged into distinct areas: Patio: A paved area adjacent to the house, ideal for outdoor seating. Garden Room: A detached timber structure fitted with a main electrical connection, suitable for a home office, workshop, or hobby room. Shed: A well-maintained timber shed providing secure garden storage. Location Leiston offers a practical selection of local amenities, including independent shops, supermarkets, pubs, a cinema, and a leisure centre. The town is well-positioned for access to the Suffolk heritage coast, located just a short distance from Aldeburgh, Thorpeness, and the A12 corridor for commuting. Property Type: End of Terrace Full selling price: £240000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: A EPC rating: D Measurement: 962 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: NA Possession of the property: Self-occupied -----

2

Bed Room(s)

2

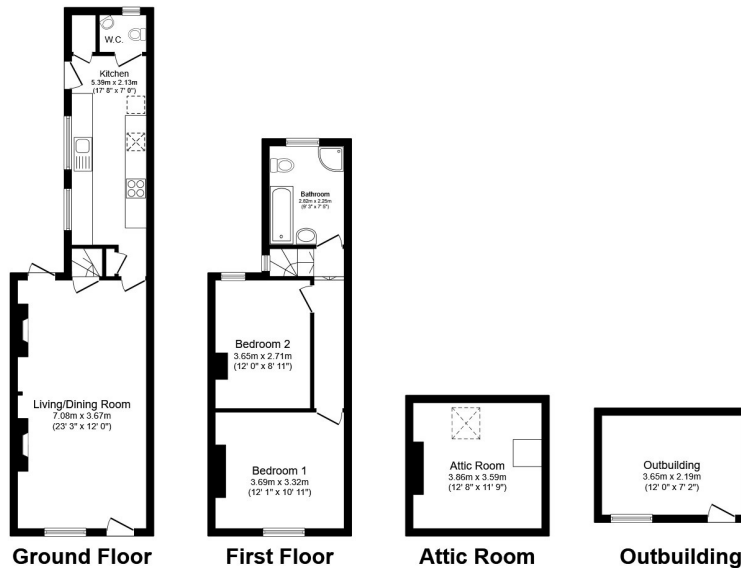
Bath Room(s)

2

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 100.7 sq.m. (1,084 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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Valid until	Certificate number
3 June 2036	8736-2126-1600-0317-3202
Property type	End-terrace house
Total floor area	79 square metres

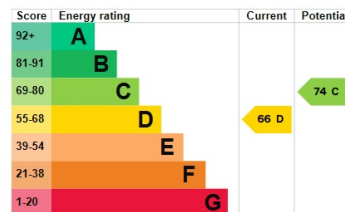
### Rules on letting this property

Properties can be let if they have an energy rating from A to E. You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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