

TO LET



Hodgson Avenue, Leiston
£1,550 pcm


MARTIN&CO

Hodgson Avenue, Leiston

Detached House,
4 bedroom, 2 bathroom

£1,550 pcm

Date available: Available Now

Deposit: £1,780

Unfurnished

Council Tax band: D

- DETACHED
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- EN SUITE & FAMILY BATHROOM
- GARDEN
- UTILITY ROOM WITH WASHING MACHINE
- FITTED KITCHEN BREAKFAST ROOM

ENTRANCE HALL Stairs off and doors to:

LIVING ROOM 13' 2" x 10' 9" (4.03m x 3.28m)

DINING ROOM 10' 9" x 9' 10" (3.29m x 3.00m)

KITCHEN/FAMILY ROOM 20' 3" x 9' 6" (6.18m x 2.90m) Patio doors to garden. Well fitted kitchen area with base and wall units, oven and hob with extractor, dishwasher.

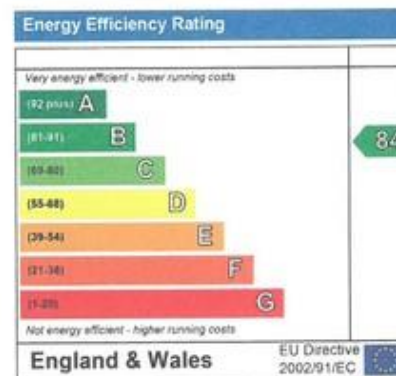
UTILITY ROOM Washing machine, base unit and wall hung gas fired boiler. Part glazed door to rear garden.

CLOAKROOM Low flushing suite and wash hand basin.

THE CHEDWORTH



CHEDWORTH
Four bedroom home



A popular family home, The Chedworth ticks all the boxes. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room,

SITE PLAN
BUCKTON PLACE

- KEY
- The Morden (2)
 - The Alcock (2)
 - The Ripley (2)
 - The Hambury (3)
 - The Rufford (3)
 - The Souther (3)
 - The Sutton (3)
 - The Holford (3)
 - The Clayton (3)
 - The Clayton Corner (3)
 - The Basildon (3)
 - The Linsley (4)
 - The Chedworth (4)
 - The Chedworth Bay (4)
 - The Longhouse (4)
 - The Teanton (5)
 - The Corby (5)
 - The Holford (5)
 - Housing for the Community
 - Housing for the Community (Shared Ownership)
- (2) indicates number of bedrooms



LANDING Doors to

BEDROOM 1 12' 2" x 11' 5" (3.73m x 3.50m) Built in cupboard. Doors to:

EN SUITE SHOWER ROOM Shower cubicle, low flushing suite, wash hand basin.

BEDROOM 2 8' 11" x 11' 6" (2.73m x 3.51m)

BEDROOM 3 9' 10" x 8' 11" (3.00m x 2.74m)

BEDROOM 4 8' 2" x 7' 9" (2.51m x 2.37m)

FAMILY BATHROOM Panelled bath with shower over, low flushing suite, wash hand basin.

GENERAL INFORMATION The property occupies a good size plot with front and side garden. Driveway with parking for several vehicles leading to the very large detached garage with an up and over door and

pitched roof with eaves storage.

There is a side gate to the large rear garden.

The heating is provided by a Gas combi boiler, the windows and external doors are double glazed throughout

Saxmundham is a few miles away with mainline aTrain Station, lots of shopping opportunities, Waitrose & Tesco stores opposite one another.

The Suffolk Coast is a stone's throw from Leiston @ Sizewell with Thorpeness and Aldeburgh a little further down the coast.

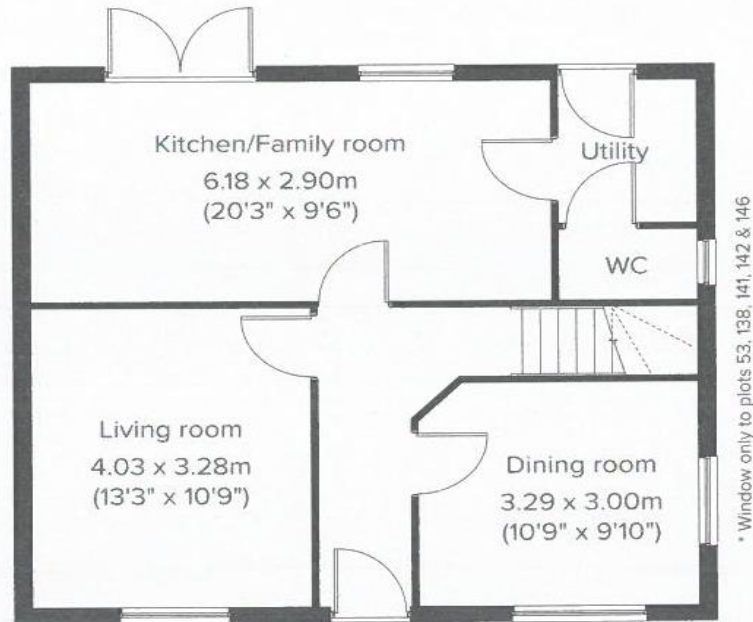




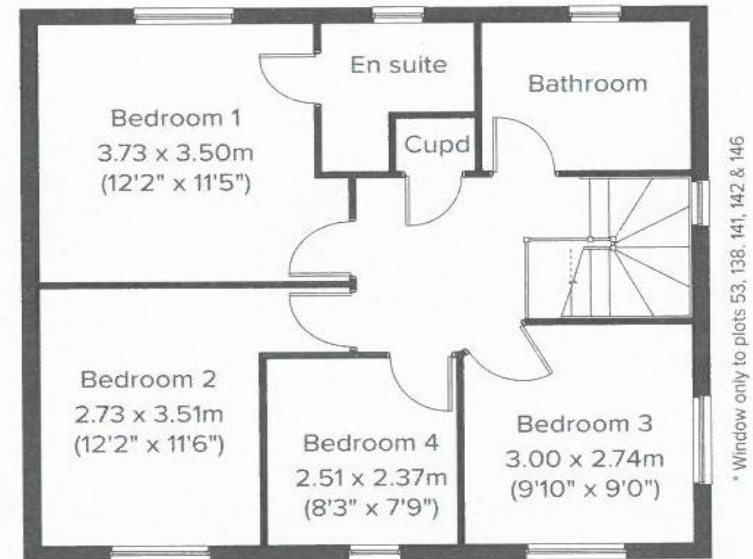
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ph c 1 54





Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.