



## Leiston, Suffolk

Guide Price £320,000

- Three Bedrooms
- Integral Garage
- Cloakroom
- No Onward Chain
- Shared Driveway for Two Vehicles
- Double Glazing
- Ensuite to Principal Bedroom
- Enclosed Rear Garden
- EPC - B

# Hodgson Avenue, Leiston

Introducing this three bedroom detached bungalow situated in Leiston offered as NO ONWARD CHAIN. Located about a mile and a half inland from the Suffolk Heritage Coastline, Leiston offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.



Council Tax Band: D





## DESCRIPTION

Offered as NO ONWARD CHAIN is this three-bedroom detached bungalow located in Leiston. The property is situated in a private close of four bungalows offering a shared block paved driveway for two vehicles and access to an integral garage with an up and over entrance door. The property features double glazing throughout with gas fired central heating. Access to the property is via the entrance hall which leads to a cloakroom and store cupboards. The property offers a spacious kitchen/diner and living room with French doors leading out to the enclosed garden. Further down the entrance hall are the three well-proportioned bedrooms with the principal bedroom offering an ensuite shower room. The family bathroom completed the accommodation. Outside, the rear garden is laid to lawn equipped with feather board fencing to all boundaries, timber garden shed for storage, paved pathway and patio area perfect for alfresco dining.

## ACCOMMODATION

### ENTRANCE HALL

Leading to:

### CLOAKROOM

Fitted with corner pedestal handbasin with tiled splash back and W.C. Opaque double glazed window to front aspect.

### KITCHEN / DINING ROOM

Fitted with white wall and base units with a wood effect worktop; one and half bowl sink unit with single inset drainer; fitted electric oven; gas fired hob with stainless steel splashback and cooker hood over; plumbing for washing machine and dishwasher. Door opening to rear garden. Double glazed window to rear aspect.

### SITTING ROOM

Fitted with double glazed French doors opening to rear garden.

### BEDROOM ONE

Double glazed window to front aspect.

### ENSUITE

Fitted with a three piece white suite, comprising shower cubicle, pedestal handbasin and W.C, grey tiled surround and opaque double glazed window.

### BEDROOM TWO

Double glazed window to front aspect.

### BEDROOM THREE

Double glazed window to side aspect.

### BATHROOM

Fitted with three piece white suite comprising panel bath, pedestal handbasin, W.C, grey tiled surround and opaque double glazed window.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band currently D.

### SERVICES

Mains gas, electricity, water and drainage.

### VIEWING ARRANGEMENT

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk) Tel: 01728 833785 Ref: 20585/RDB.

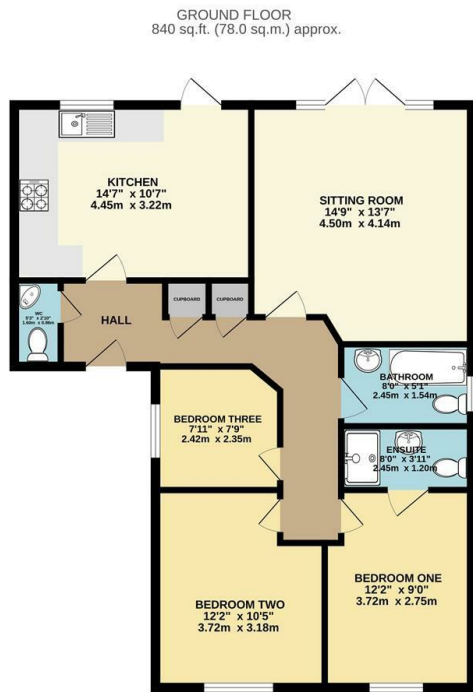
### FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

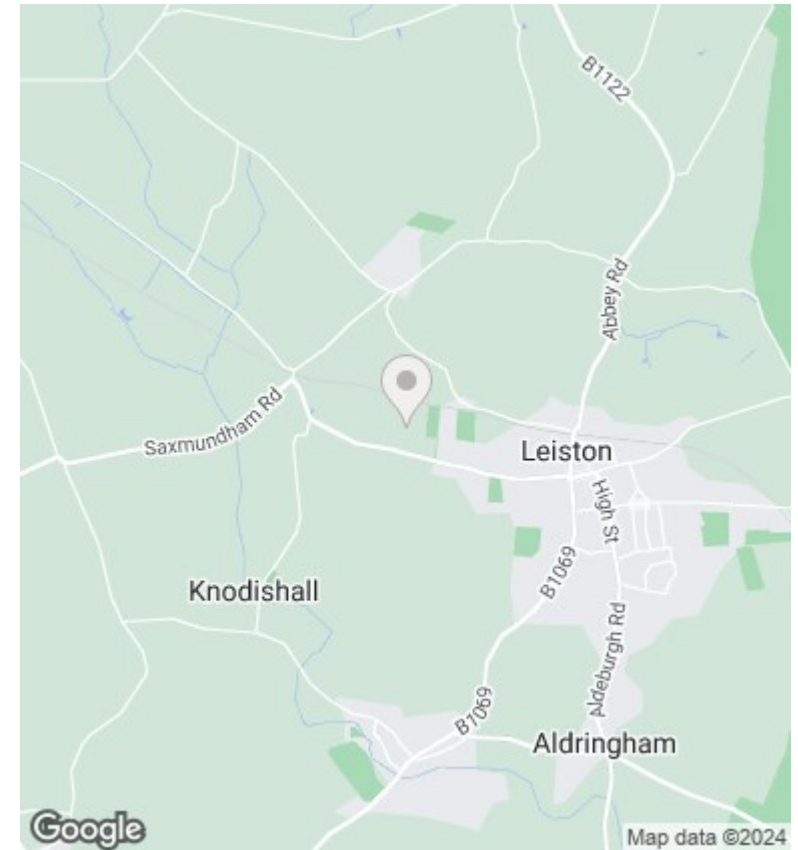








TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or otherwise. See the plan.  
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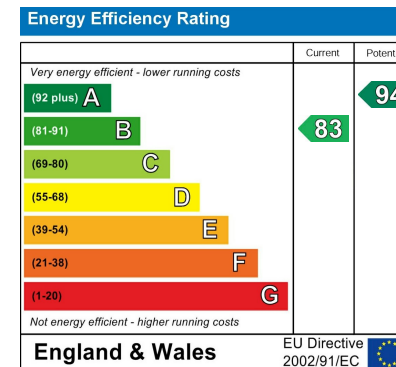


### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)