



Leiston,

Guide Price £290,000

- Three Bedrooms
- Driveway for Two Vehicles
- Immaculate Kitchen/Diner
- EPC - B
- Beautifully Presented
- Cloak and Utility Rooms
- Gas Central Heating
- South Facing Garden
- Summer House
- Double Glazing

Hodgson Avenue, Leiston

An immaculate three bedroom semi-detached family home situated in the popular town of Leiston. 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 are 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: C



DESCRIPTION

An immaculate three bedroom semi-detached family home, situated in the popular village of Leiston. Equipped with double glazing, gas central and kitchen with integrated appliances, this property has a spacious living room opening into a part walled garden with a superb summer house, enjoying a southerly aspect. The kitchen/dining room is of very good size and has a separate utility and cloakroom. To the first floor are three well proportioned bedrooms with the principal bedroom having an ensuite shower room and large fitted wardrobes, as does the second bedroom. A family bathroom, fully tiled completes the accommodation. A block paved driveway provides off road parking for two vehicles and leads to the garden.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor, Grey wood effect flooring which continues into the kitchen, utility and cloakroom.

LIVING ROOM

Window to front elevation and French doors open to the garden.

KITCHEN / DINER

Fitted with a range of base and gloss white finished floor and wall cupboards, stone effect work surfaces and upstands, single drainer sink unit with mixer tap. Fitted double electric oven and ceramic hob with glass splash back and stainless steel and glass cooker hood. Concealed dishwasher and fridge freezer. Windows on two elevations and built in storage/cloaks cupboard. Gas central heating boiler.

UTILITY ROOM

Matching base unit with work surface, integrated washer/dryer.

CLOAKROOM

Suite comprising hand basin and W.C.

FIRST FLOOR

LANDING

Built in storage cupboard.

BEDROOM ONE

Windows to the front and side. Fitted mirror fronted wardrobe.

ENSUITE

White suite comprising tiled shower cubicle, hand basin and W.C. Opaque window.

BEDROOM TWO

Window to front. Fitted mirror fronted wardrobe.

BEDROOM THREE

Window with view over a green.

BATHROOM

Suite comprising panel bath with shower over, hand basin and W.C. Opaque window and fully tiled walls.

OUTSIDE

Southerly aspect. The summer house is equipped with three double electrical sockets.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains gas, electric, 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 Tel: 01728 833785 Ref: 20657/RDB.

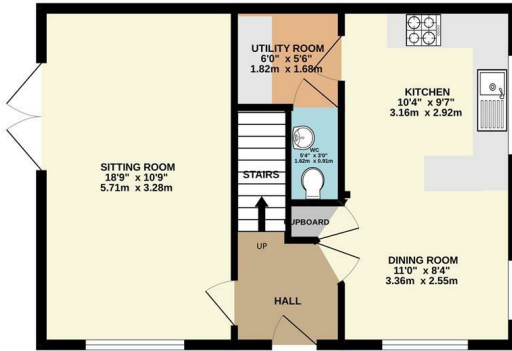
FIXTURES & FITTINGS

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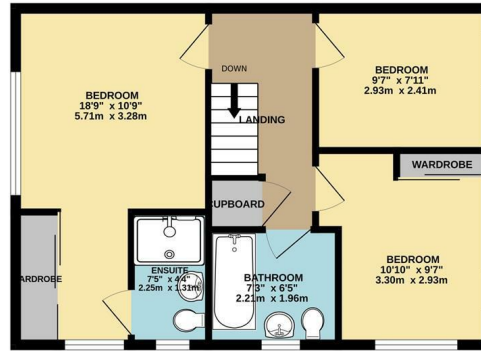




GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

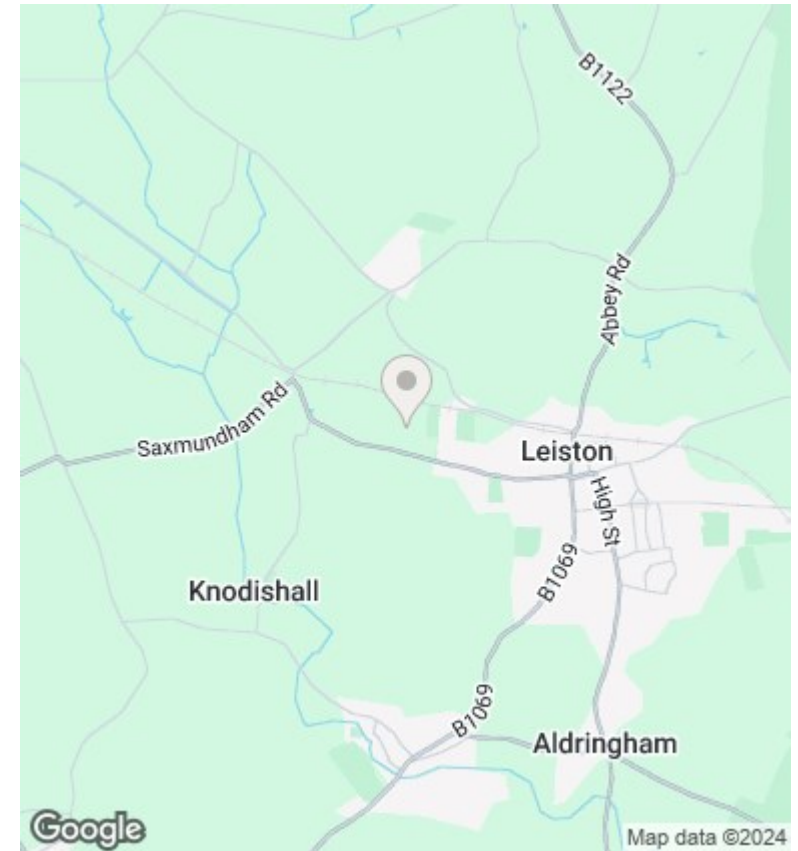


1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com