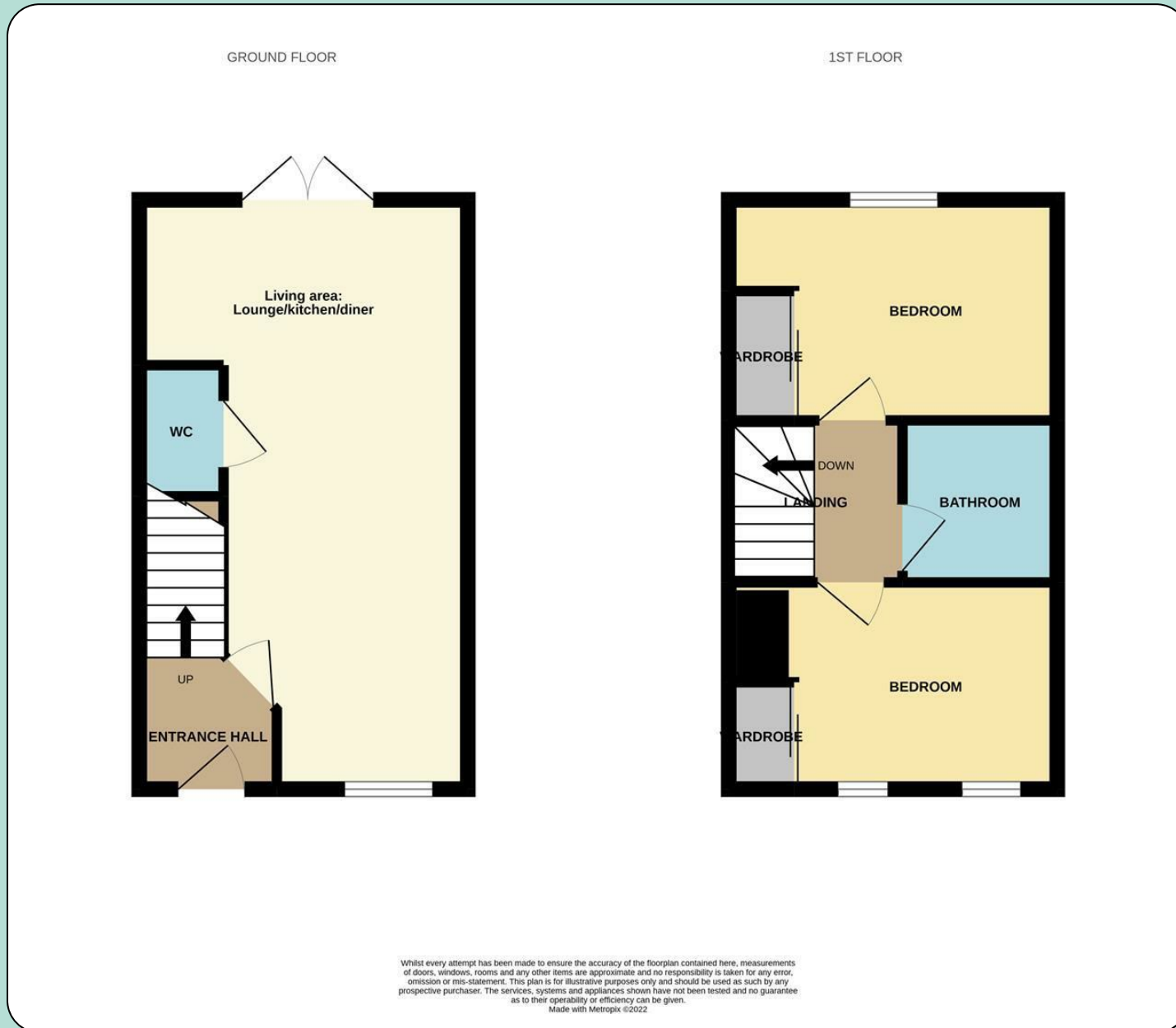


Tenure: Freehold  
 Council Tax Band: B  
 EPC Rating:  
 Local Authority:

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

**£220,000**  
 Guide Price



**Johnsons Way**  
 Leiston, IP16 4WW

- Stunning new build
- Two double bedrooms
- Two allocated parking spaces
- Open plan lounge/diner
- Gas central heating
- Ground floor WC
- Ideal for public transport links
- Close to local amenities
- Entrance hall
- Modern kitchen and bathroom



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 Lowestoft  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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#### ENTRANCE HALL

Composite door to front aspect, carpet flooring, radiator, stairs to first floor landing, door opening to living area.

#### LIVING AREA

6.7 x 3.7

UPVC double glazed window to front aspect and french doors to rear aspect opening into the garden. Vinyl flooring leading up to carpet, x2 radiators, a newly fitted kitchen with units above and below, breakfast bar area, laminate work surfaces, stainless steel sink with drainer, 4 ring gas hob, extractor fan, cupboard opening to a gas combi boiler, integrated oven, washing machine and fridge freezer, door opening to under stairs storage space and WC.

#### WC

1.5 x 0.9

Vinyl flooring, radiator, toilet, pedestal wash basin.

#### STAIRS LEADING TO FIRST FLOOR LANDING

Carpet flooring, doors opening to the bathroom and bedrooms 1-2.

#### BATHROOM

1.8 x 1.7

UPVC double glazed window to side aspect, vinyl flooring, part tile walls, radiator, toilet, pedestal wash basin, bath with mains fed shower above.

#### BEDROOM 1

3.7 x 2.3

UPVC double glazed window to rear aspect, carpet flooring, radiator, space for double bed, sliding door opening to built in wardrobe.

#### BEDROOM 2

3.7 x 2.4

x2 UPVC double glazed windows to front aspect, carpet flooring, radiator, space for double bed, sliding door opening to built in wardrobe.

#### OUTSIDE

To the front of the property x2 allocated off road parking spaces which lead up to patio pathway to the main entrance door.

To the rear of the property a patio pathway leads up to a laid lawn garden which houses a timber garden shed, all fully enclosed within a timber fence surround with gate opening to shared alley access.

