



Leiston,

Guide Price £275,000

- No Onward Chain
- Off Road Parking
- Gas Central Heating
- Three / Four Bedrooms
- En Suite, Bathroom & Cloakroom
- EPC - B
- Immaculate Condition Throughout
- Rear Garden

Hodgson Avenue, Leiston

An Immaculate three/four bedroom house with parking & garden. The popular town of Leiston lies about a mile and a half inland from the Suffolk Heritage Coastline and 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.

 4  2  1  B

Council Tax Band: C



Tenure

Freehold

Services

Mains Gas, Water, Electricity & Sewage

Accommodation

Enter into internal porch which is ideal for shoes and coat storage. Then into a lovely living room with window overlooking frontage. The kitchen diner is spacious with patio doors to rear garden. Downstairs 4th Bedroom / Dining room depending on buyers use. Inner hallway with cloakroom and staircase to first floor landing. Three bedrooms with bathroom and en suite.

Outside

Off road parking to the front for two cars and rear garden with side access.

Outgoings

Council Tax Band Currently C. Estate Charge currently £200

Viewing

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 21101/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

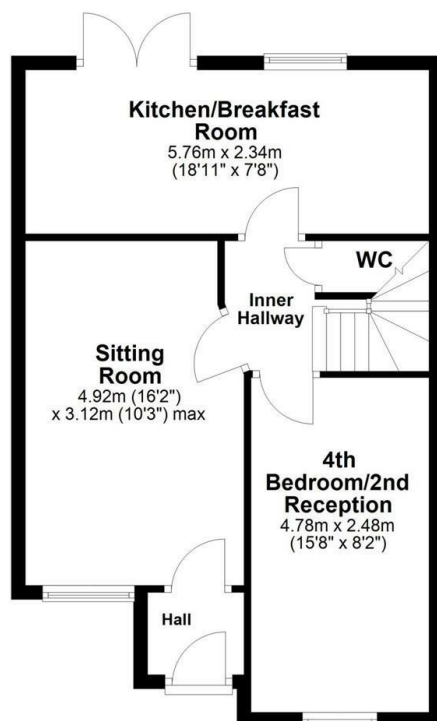
good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does 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





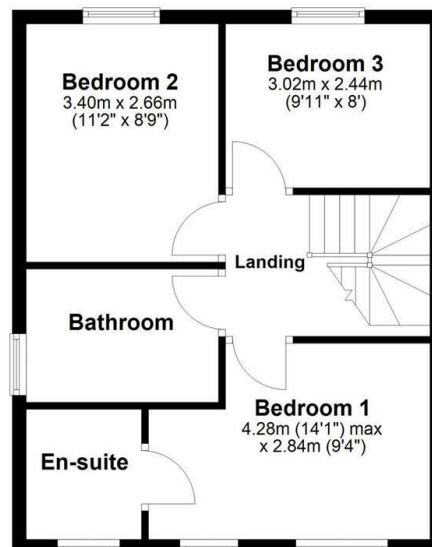
Ground Floor

Approx. 48.6 sq. metres (523.1 sq. feet)

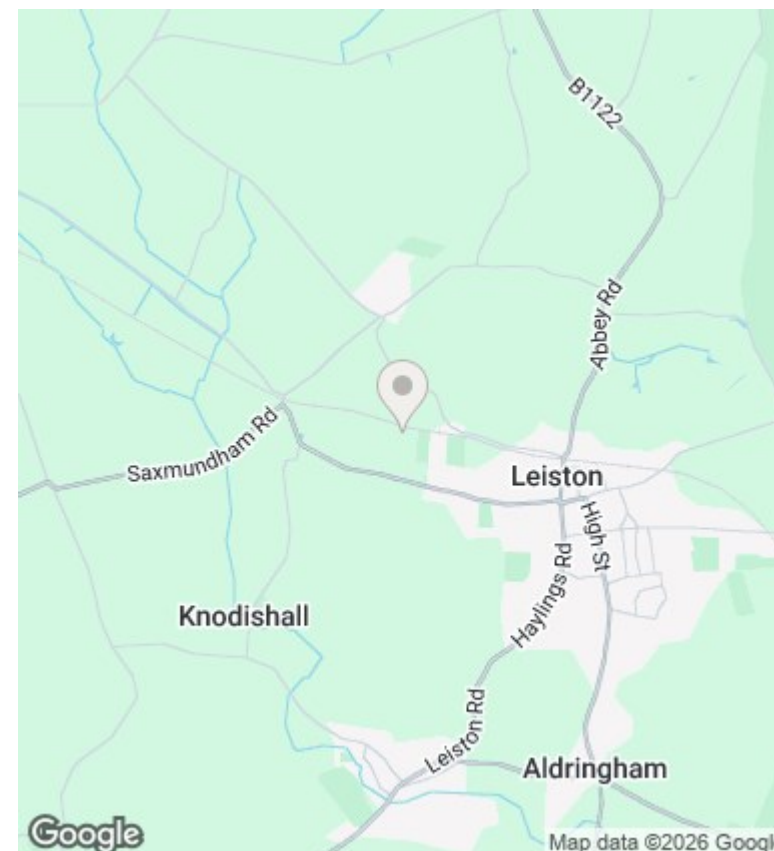


First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 91.3 sq. metres (983.1 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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