

For Sale by Online Auction

A three-bedroom, semi-detached former local authority house, located a short walk from the amenities of the town, a short drive from the Heritage Coast of Sizewell and Thorpeness.



Offers in Excess Of

£135,000

Freehold

Ref: P7936/B

Address

82 Waterloo Avenue
Leiston
Suffolk
IP16 4HN



Entrance hall, sitting room, dining room, kitchen, ground floor cloakroom and walk in pantry.

Three first floor good size bedrooms with family wet room.

Garden to front and rear.

On-street parking.

No onward chain.

For Sale By Timed Online Auction - 29th July 2026

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Method of Sale

The property is being offered for sale by Unconditional Timed Online Auction on **29th July 2026** and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion on **26th August 2026**. For details of how to bid please read our Online Auction Buying Guide.

The seller's solicitor has prepared an Auction Legal pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch, Register and Bid.

Seller's Solicitors

The seller's solicitor is Flagship Conveyancing, 31 King Street, Norwich, Norfolk NR1 1PD; Email: conveyancing@flagship-group.co.uk. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

Note

For those wishing to bid at auction, it is essential that each buyer "wet" signs a copy of the Flagship Declaration of Interest and Buyer Qualification Forms. Please contact the agent for further details.

Location

82 Waterloo Avenue is located within walking distance of the centre of Leiston. Leiston benefits from a high street which offers a good variety of independent retailers, together with a Co-operative supermarket. There is also the popular Leiston Film Theatre, a post office, a library, museum, garage, a number of public houses, Leiston Primary School with nursery and Alde Valley High School. Saxmundham lies about three miles to the west where there are further facilities, including Waitrose and Tesco supermarkets, and rail services to Ipswich with some direct trains through to London's Liverpool Street station. The Heritage Coast, with the popular coastal villages and towns of Thorpeness and Aldeburgh, is within two miles. The county town of Ipswich lies about twenty miles to the south-west.

Description

82 Waterloo Avenue is a three-bedroom, semi-detached former local authority house built circa 1920 of traditional solid wall construction under a pitched tiled roof. The property has well laid out accommodation over two floors and now in need of renovation and refurbishment. Located close to the heart of the amenities of the popular town of Leiston, a short drive from the Heritage Coast of Sizewell and Thorpeness.

The accommodation comprises entrance hall, sitting room, dining room, kitchen and ground floor cloakroom. On the first floor are three good size bedrooms and a family wet room.

The property benefits from UPVC double glazing and gas-fired central heating throughout, albeit it now requires a schedule of renovation and refurbishment.

Outside

The property is approached from the highway via a path that leads from the pavement to the side of the front garden and to the front door. The garden to the front is banked and mainly laid to lawn. The pathway then circumnavigates the property. There is gated access to the rear garden which is mainly laid to lawn and enclosed by hedging and chain link fencing. There is also a timber shed.



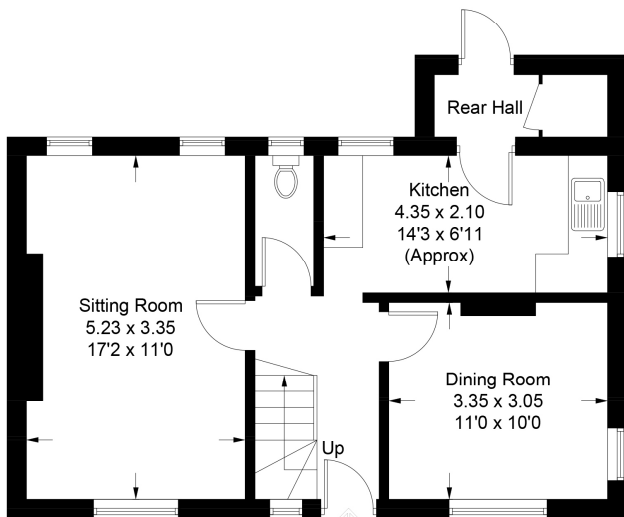




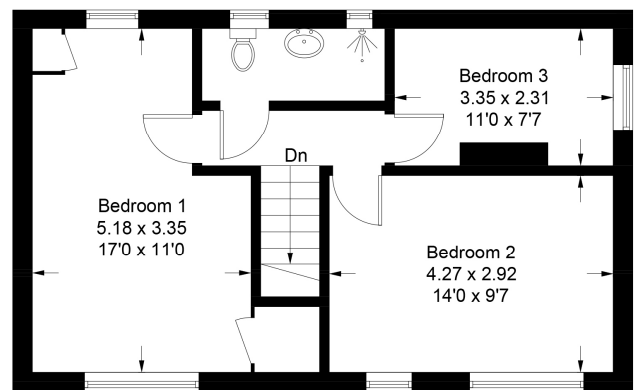


82 Waterloo Avenue, Leiston

Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft



Ground Floor



First Floor

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Annual Maintenance Charge The property has an annual grounds maintenance fee of £12.97.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

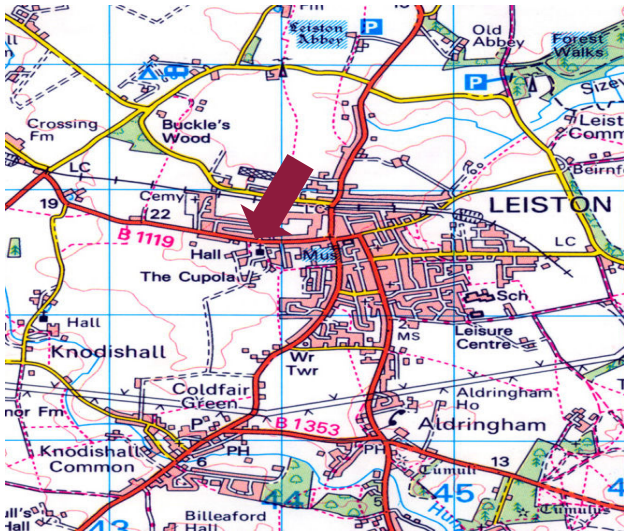
EPC Rating = D (Copy available from the agents upon request).

Council Tax Band B; £1,882.28 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk
IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first. Please note that in this instance Flagship have stated that the property will be sold by auction only.
4. Additional fees: Buyers Administration Charge - £1,200 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. Flagship Housing Ltd have a restriction against use of the property as a House of Multiple Occupation (HMO). The incoming purchaser may wish to explore a release of this restrictive covenant with Flagship Housing Ltd directly.
7. Any prospective buyer interested in adding additional units, subdividing the garden, or altering the property's use will be required to obtain a release of covenant from Flagship Housing Ltd, along with the necessary permissions.



Directions:

Entering Leiston from the Saxmundham direction along Waterloo Avenue, continue down Waterloo avenue past the ESSO garage on your right hand side where the property can be found immediately on your left hand side, identified by a Clarke and Simpson for sale board.

For those using the What3Words app:
///gaspig.sleep.paddocks



Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.



DECLARATION OF INTERESTS BY PROSPECTIVE BUYERS

Property Address:

This declaration is designed to prevent conflicts of interests between Flagship Housing Limited and prospective buyers of property from Flagship Housing Limited.

As a result of this declaration Flagship Housing Limited may not be able to sell a property to you if you are an employee or Board Member of Flagship Housing Limited or if you are a contractor, consultant or supplier to Flagship Housing Limited or if you are related to or a close personal friend of an employee or a Board Member or a contractor, consultant or supplier to Flagship Housing Limited.

The definition of a “relative” includes – Parents, spouse, domestic/civil partner, child, grandchild, siblings/siblings in-law, step relative or any member of your household.

The form below is for you to declare if you are a Board Member, an employee or a contractor, consultant or supplier to Flagship Housing Limited or a relative or close personal friend of a Board Member, an employee or a contractor, consultant or supplier.

Parties purchasing **in joint or under company name** must complete **separate DOI forms** for **each individual involved in the purchase**. This includes all named Directors of the company, for example: *John Doe (on behalf of Jane Doe Ltd)*.

Please answer the following questions by circling Yes/No as appropriate			
1	Are you a current tenant of Flagship Housing Limited?	Yes	No
1a	Are you a current employee of Flagship Housing Limited?	Yes	No
1b	Are you a current board member of Flagship Housing Limited?	Yes	No
1c	Are you a principal proprietor, director or employee of any company, firm or practice with which Flagship Housing Limited does business?	Yes	No
1d	Are you an employee of the Local Authority or member of a Town or Parish Council or other like-minded organisation working in partnership with Flagship Housing Limited?	Yes	No
1e	Are you related to someone who falls into the category of 1, 1a, 1b, 1c, or 1d above?	Yes	No
1f	Are you a close personal friend to someone who falls into the category of 1, 1a, 1b, 1c, or 1d above?	Yes	No
2	If you have circled ‘Yes’ to any of Q1, please provide the details here.		
3	Signed		
4	Print Name		
5	Date of Declaration		



IF PURCHASING AS A COMPANY, PLEASE COMPLETE THE FOLLOWING DECLARATION IN ADDITION TO OVERLEAF

To satisfy our Regulator, please **cross out** Yes/No as appropriate to provide specific confirmation that your company **is not** any of the following:

Please be aware that any changes to company name after initial issue of the Memorandum of Sale will require the purchaser to pay a £220+VAT admin fee.

Is the company a registered provider of social housing? (current or intended)	Yes	No
Is your company a non-registered organisation providing social housing?	Yes	No
Is your company a charity? (whether registered with the charity commission or not)	Yes	No
Please provide the name(s) of any additional Director(s) for your company		
Signed		
Print Name		



FLAGSHIP BUYER QUALIFICATION FORM

Property Address:

Purchaser type: (Please tick against the correct response)	
First Time Buyer	
Investor (Buy to Let)	
Investor (Other)	
Owner/Occupier	
Other (please specify)	

Funding method: (Please tick against the correct response)	
Standard Mortgage	
Cash	
Bridging Loan	
Cash from Sale	
Gifted Funds	
Other (please specify – i.e. combination of funding)	

Completion Declaration	
I confirm that I can meet the 28-day deadline for completion as noted on the auction agreement.	
Signed	
Print Name	
Date	