



Leiston,

Offers In Excess Of £210,000

- Two Bedroom Semi-Detached House
- Upstairs Bathroom & Downstairs Cloakroom
- Gas Central Heating
- Off Road Parking Space
- Built in 2022
- EPC - B
- South Facing Rear Garden
- Kitchen Diner

Hodgson Avenue, Leiston

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.



Council Tax Band: B



Tenure

Freehold

Outside

One allocated parking space on the front with use of visit parking. The low-maintenance south-facing rear garden is paved with a shingle area and wooden shed, vegetable patch, outside tap and light, and is fully enclosed by fencing with gated rear access.

Entrance Hallway

Radiator, stairs to the first floor, and doors to the cloakroom and sitting room.

Living Room

Window looking to frontage, radiator, under stairs cupboard, television point, and door leading to kitchen diner

Kitchen Diner

Fitted with a range of modern eye and base level units, work surfaces, sink and drainer, radiator, and wall-mounted boiler. All the appliances are integrated and include a fridge freezer, washing machine, dishwasher, electric oven and gas hob with extractor hood over. There is space for a table and chairs, a double-glazed window to the rear aspect, and double-glazed French doors opening out to the rear garden.

Cloakroom

WC and hand wash basin; with a radiator and double-glazed opaque window to the front aspect.

First Floor Landing

Airing cupboard and doors to the bedrooms and bathroom.

Bedroom One

Two double-glazed windows to the front aspect, radiator, and built-in over stairs cupboard.

Bedroom Two

Two double-glazed windows to the rear aspect, two radiators, and half-height feature wood panelling.

Bathroom

A three-piece suite comprising bath and shower over and shower screen, low-level WC and pedestal hand wash basin. There is a radiator, part tiled walls, and double-glazed opaque window to the side aspect.

Outgoings

Council Tax Band Currently B. Estate Charge TBC.

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

FIXTURES AND 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

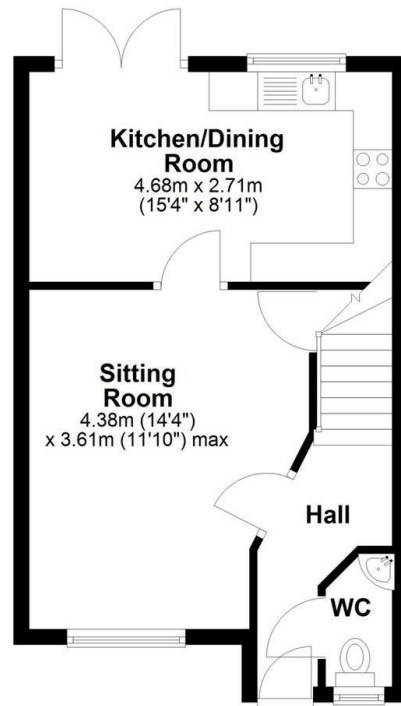
be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





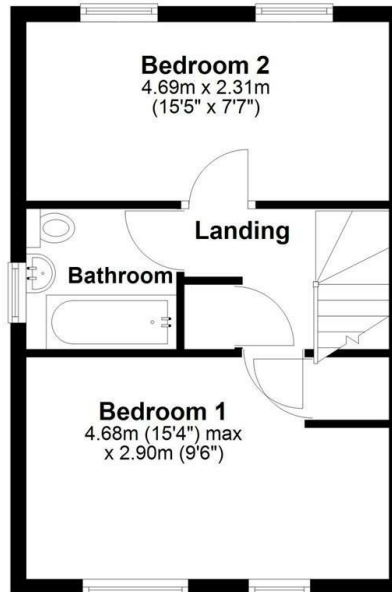
Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)

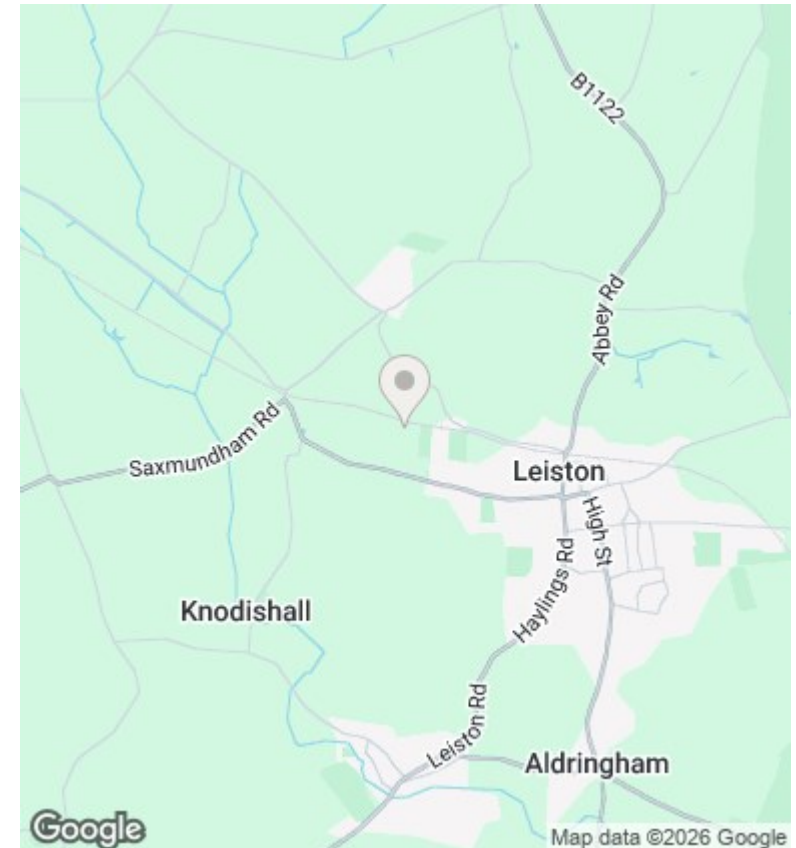


First Floor

Approx. 33.8 sq. metres (363.3 sq. feet)



Total area: approx. 68.7 sq. metres (739.4 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		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

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