



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:



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

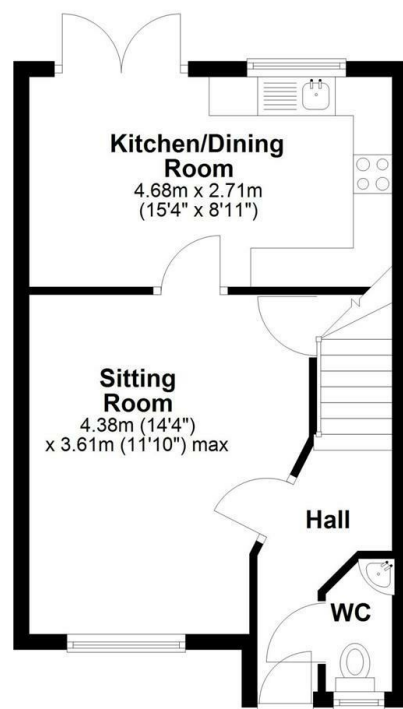
Council Tax Band Currently B. Estate Charge TBC.





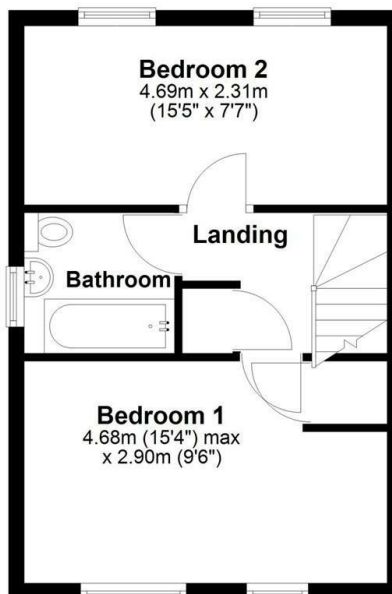
Ground Floor

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

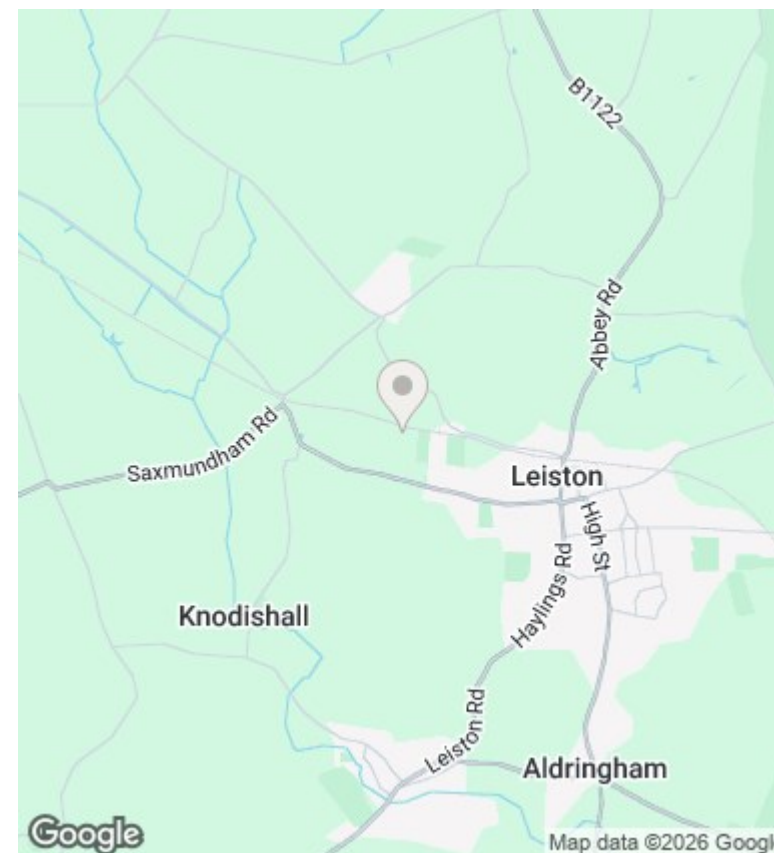


First Floor

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