

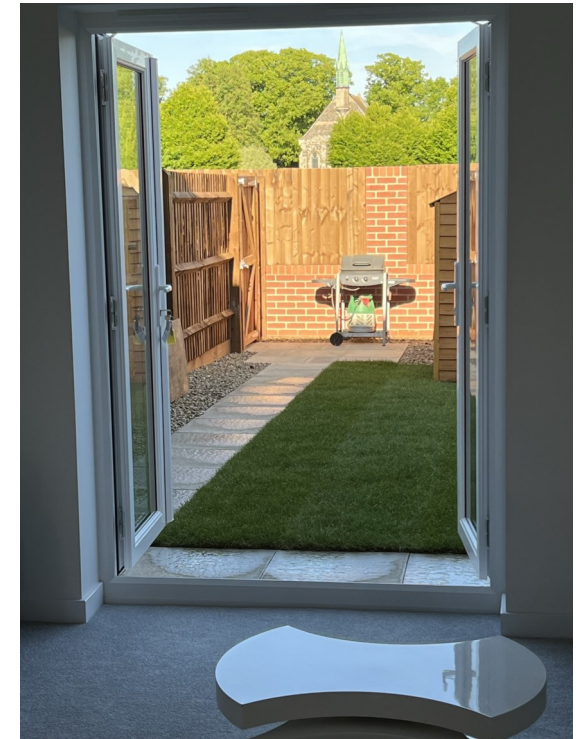
SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



34 Hodgson Avenue, Leiston, Suffolk IP16 4WF

Guide Price:

£220,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE LOBBY; OPEN PLAN LIVING/DINING KITCHEN; GROUND FLOOR CLOAKROOM;
LANDING; TWO DOUBLE BEDROOMS; BATHROOM; GARDEN; OFF ROAD PARKING**

THE PROPERTY

Presented in excellent decorative order this end of terrace house was built in 2020 and would seemingly make an ideal first time buy or investment. The property has gas fired central heating and sealed unit double glazing and comes with an excellent 'B' energy efficiency rating. Offering light accommodation over two floors to appreciate this attractive property earliest viewing is strongly recommended.

The front door leads to the entrance lobby with stairs to the first floor. The open plan living dining kitchen area is dual aspect and has double doors onto the rear garden. There is a range of fitted kitchen units with fitted worksurface having stainless steel one and a half bowl sink inset. Four ring gas hob with cooker hood over and oven under. Breakfast Bar. Plumbing for washing machine. Cupboard housing gas fired boiler for central heating and hot water. The ground floor cloakroom has a close coupled WC and wash hand basin. The first floor landing has an access hatch to the loft and there are two bedrooms, both capable of taking a double bed. The bathroom has a panelled bath with over bath shower and shower screen, pedestal washbasin and close coupled WC. Outside there is off road parking to the front and at the rear the garden is laid to lawn with paving and shingled border. Timber garden shed.

LOCATION

Leiston offers a good selection of shops and a supermarket that cater for all day to day needs and the town has primary and secondary schools along with a library and sports centre. Leiston is ideally located for access to the Suffolk Heritage Coast and to the coastal town of Aldeburgh which is home to the internationally famous music festival with most concerts being held at the Snape Maltings complex. Attractions of the surrounding area include the RSPB sanctuary at Minsmere and a variety of walks and cycle paths. Further facilities can be found at Saxmundham which has Waitrose and Tesco supermarkets and a railway station that provides a regular service via Ipswich to London (Liverpool Street).

LOCAL AUTHORITY

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

SERVICES

Mains gas, water, electricity and drainage are available to the property.

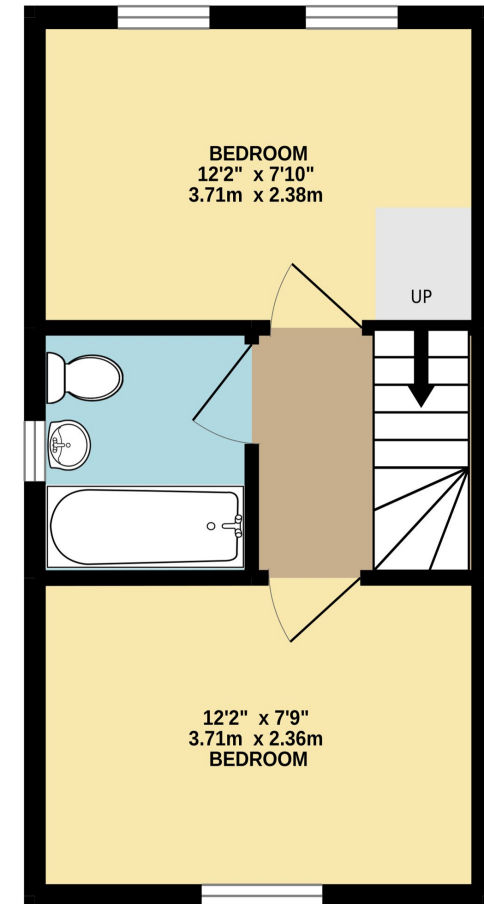
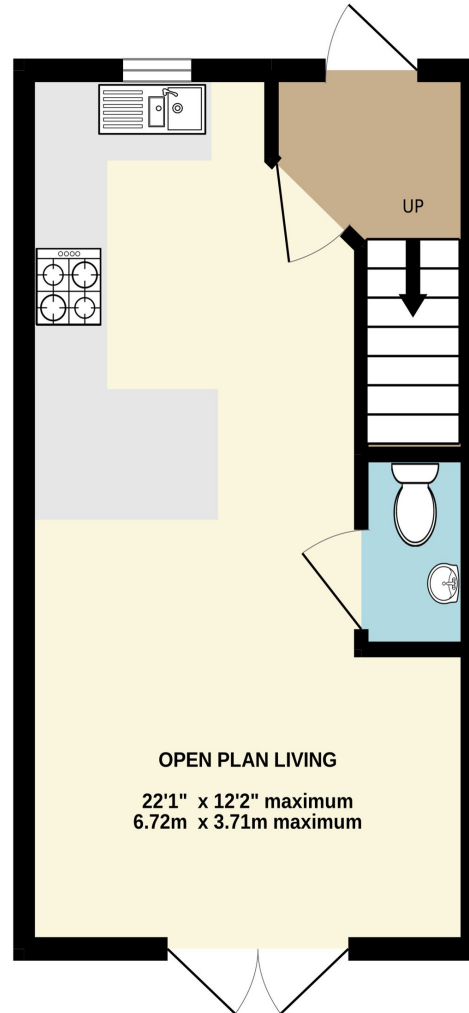
VIEWING

By appointment through Jennie Jones Estate Agents:

Tel: (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING = B



Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









