



# Palmer & Partners

Hodgson Avenue, Leiston, Suffolk, IP16 4WF  
Fixed Price £220,000



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- Semi-Detached House
- Two Bedrooms
- Fully Integrated Kitchen
- One Allocated Parking Space
- South-Facing Rear Garden
- Ideal First-Time Purchase



This two-bedroom semi-detached house, situated in the popular town of Leiston, is presented in good condition throughout and benefits from one allocated parking space to the front, a south-facing rear garden, double-glazing and gas central heating, and would make an ideal first-time purchase. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises entrance hall, ground floor cloakroom, sitting room, kitchen / dining room with integrated appliances, first floor landing, two bedrooms, and a bathroom.

Leiston is found a short drive inland from Suffolk's Heritage Coast between Thorpeness and Aldeburgh, approximately 6 miles from Snape Maltings and approximately 5 miles from RSPB Minsterme. Home to the Long Shop Museum, Leiston has

a good range of shops and amenities for all ages including a Co-op supermarket, chemists, hardware stores, a post office, doctors and dentist surgeries, a primary and secondary school, vets, library, sports centre, cinema and recreational parks as well as a good selection of pubs and fast-food takeaways. The town is served by a regular bus service to outlying villages and beyond and with Saxmundham's railway station only four miles away, Ipswich

and London are easily accessible. You can also explore the 14th century Leiston Abbey ruins.

**Entrance Hall:** Radiator, stairs to the first floor, and doors to the cloakroom and sitting room.

**Cloakroom:** A two-piece suite comprising low-level WC and hand wash basin; with a radiator and double-glazed opaque window to the front aspect.



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**Sitting Room:** 14'4" x 11'10" (4.37m x 3.6m) Double-glazed window to the front aspect, radiator, understairs cupboard, television point, and door through to:

**Kitchen / Dining Room:** 15'4" x 8'11" (4.67m x 2.72m) Fitted with a range of modern eye and base level units, roll edge 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.

**First Floor Landing:** Airing cupboard and doors to the bedrooms and bathroom.

**Bedroom One:** 15'4" x 9'6" (4.67m x 2.9m) Two double-glazed windows to the front aspect, radiator, and built-in over stairs cupboard.

**Bedroom Two:** 15'5" x 7'7" (4.7m x 2.3m) Two double-glazed windows to the rear aspect, two

radiators, and half-height feature wood panelling.

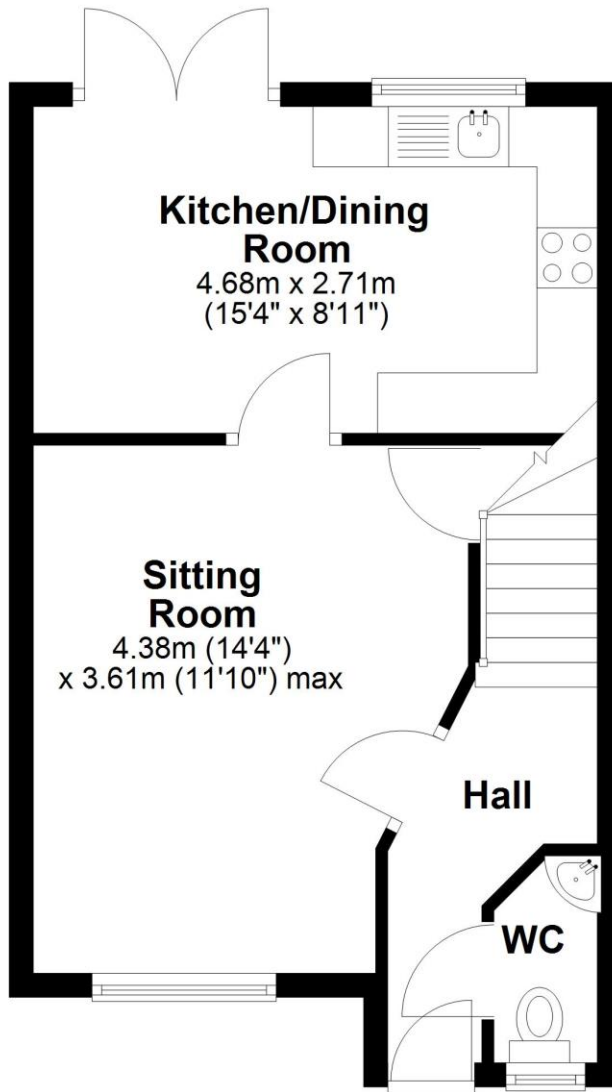
**Bathroom:** A three-piece suite comprising bath and shower over and shower screen, low-level WC and pedestal hand wash basin. There is a radiator, part tiled walls, and double-glazed opaque window to the side aspect.

**Outside:** To the front there is one allocated parking space. The low-maintenance south-facing rear garden is paved with a shingle area, greenhouse and wooden shed, vegetable

patch, outside tap and light, and is fully enclosed by fencing with gated rear access.

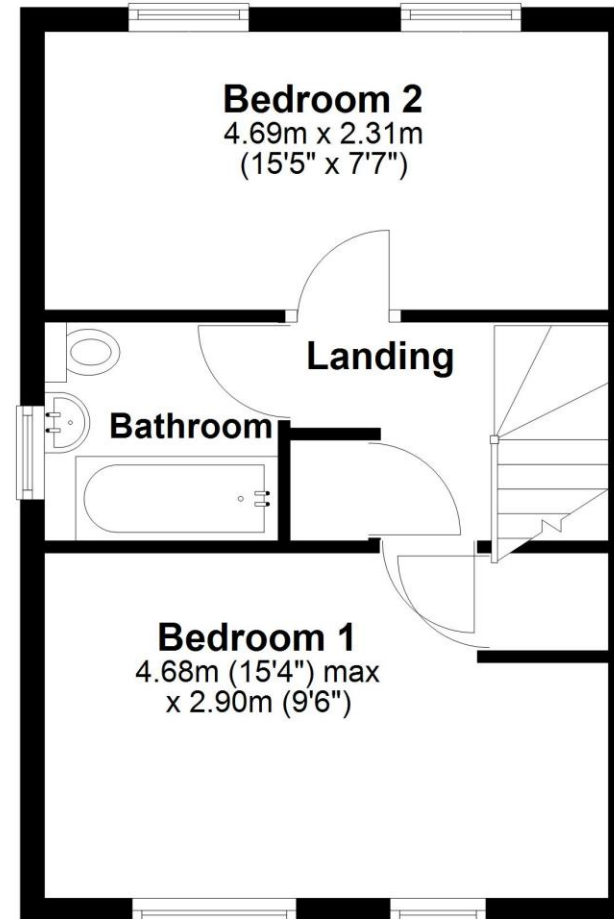
## Ground Floor

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)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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### Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: B



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