



19 Hodgson Avenue, Saxmundham Road, IP16 4UU
Offers In Excess Of £310,000 Freehold



Saxmundham Road, Leiston

4 Bedrooms, 2 Bathroom

Offers In Excess Of £310,000

- DETACHED HOUSE
- 4 BEDROOMS
- EN SUITE & FAMILY BATHROOMS
- INTEGRAL GARAGE
- SPACIOUS KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING

ENTRANCE HALL Stairs off to FIRST FLOOR

DOWNSTAIRS CLOAKROOM

LIVING ROOM 13' 4" x 10' 1" (4.08m x 3.09m)

KITCHEN/DINING ROOM 24' 4" x 8' 3" (7.42m x 2.54m)
Fully fitted open plan kitchen/breakfast room, with double



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

patio doors to garden.

LANDING Built in cupboard, doors to:

BEDROOM 1 16' 6" x 10' 11" (5.05m x 3.34m) with door to:

EN SUITE

BEDROOM 2 11' 11" x 10' 11" (3.64m x 3.34m)

BEDROOM 3 9' 8" x 8' 11" (2.96m x 2.72m)

BEDROOM 4 8' 6" x 8' 6" (2.60m x 2.60m)

FAMILY BATHROOM

OUTSIDE FRONT & REAR. Block pave driveway with parking for several vehicles.

Access to the Large Integral Garage with up and over door, personal door to the house hallway.

Side access to rear garden.

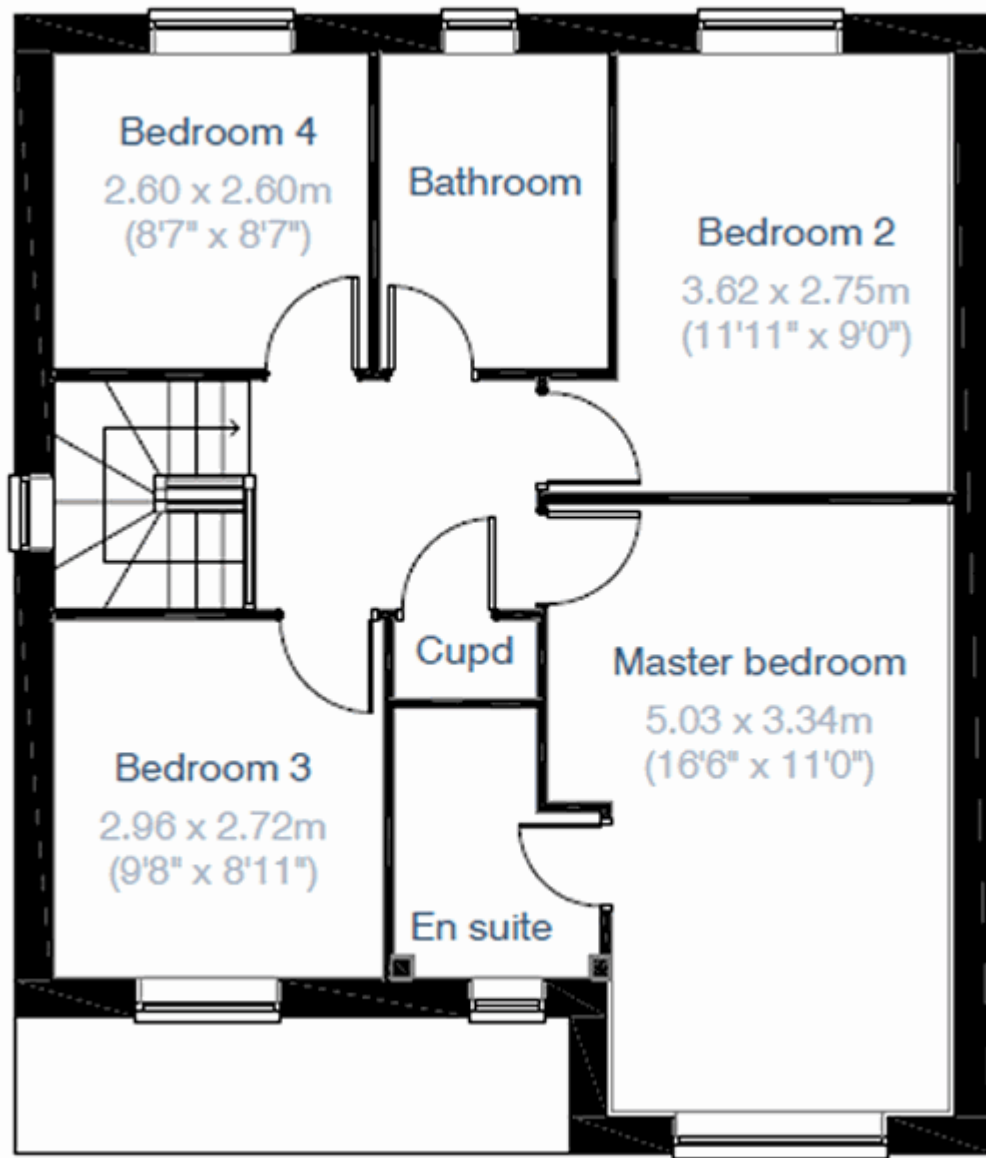
The rear garden will be landscaped once a new tenant moves in.

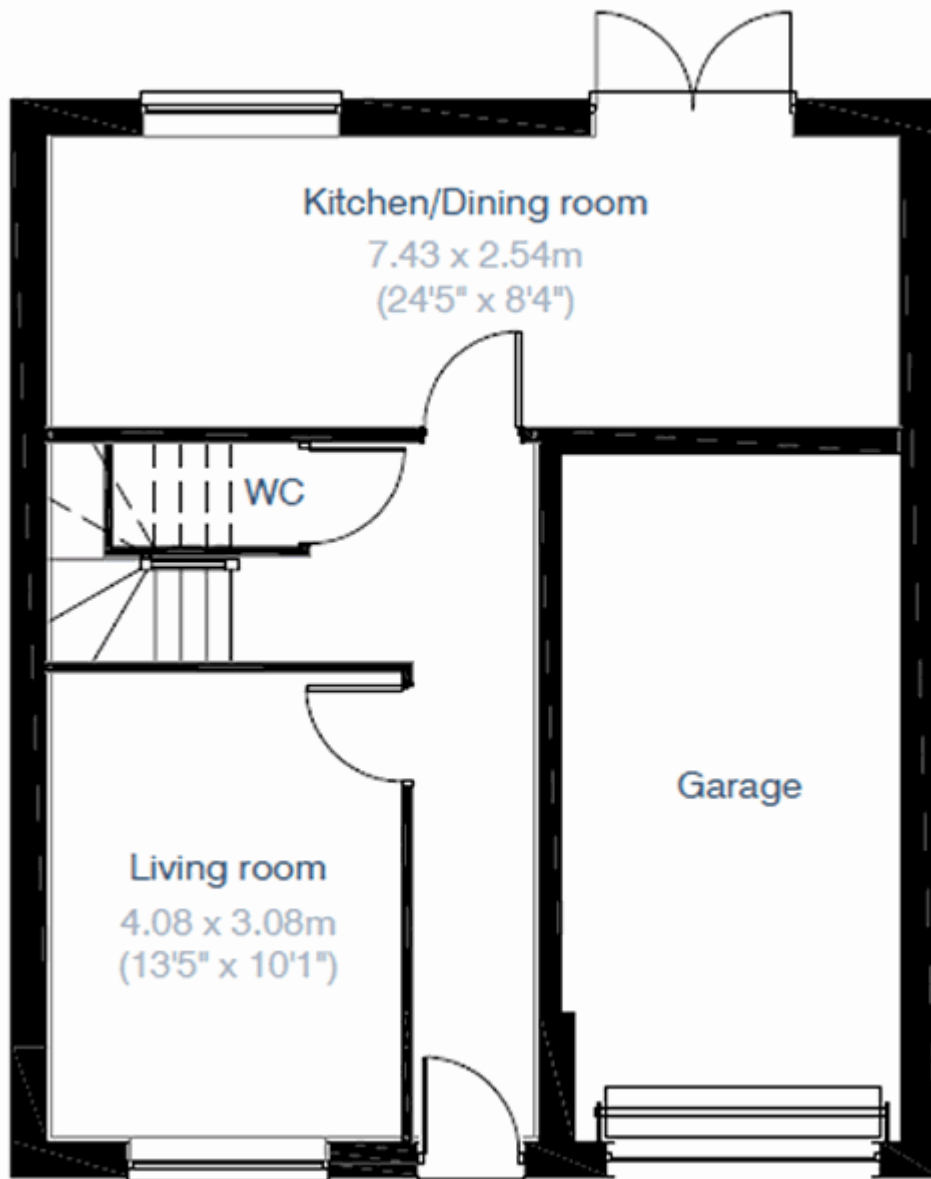
There is a small patio, a garden shed and an outside tap.











Martin & Co Ipswich

Masterlord Office Village • West Road • Ipswich • IP3 9FJ

T: 01473 289794 • E: Edward.boyle@martinco.com

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.


MARTIN&CO