Flick & Son
Coast and Country







Suffolk,

Guide Price £210,000

- Two Bedrooms
- Hopkins Home, Built in 2019
- Gas Central Heating
- Off Road Parking for Two Cars
- Good Condition Throughout
- EPC - B
- Bathroom & Cloakroom
- Ideal Home or Let

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Howard Drive, Suffolk

Situated in a cul de sac location at the edge of this sought after Hopkins Homes development. The popular town of Leiston which 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, gym and 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.

2 1 1 B

Council Tax Band: B





Tenure
Freehold

Entrance Hall
Welcoming entrance hallway with doors leading to the cloakroom, kitchen, and living room. Stairs rise to the first-floor landing.

Kitchen
Fitted with a range of base and eye-level units, providing ample storage and workspace. Window overlooking the front of the property.

Living Room
Bright and spacious living room with windows overlooking the rear garden and a door providing direct garden access. Large built-in storage cupboard.

Cloakroom
Convenient ground-floor cloakroom comprising a wash hand basin, WC, and radiator.

Outside
The property benefits from two allocated off-road parking spaces situated to the right-hand side of the terrace. The enclosed rear garden features a patio area, decorative shingle, attractive planted flower beds, a storage shed, and rear gated access.

First Floor Landing
Landing with doors leading to both bedrooms, the family bathroom, and an airing cupboard.

Bedroom One
Generous double bedroom with a built-in double wardrobe and a window overlooking the rear garden.

Bedroom Two
Spacious second bedroom with a window overlooking the front of the property.

Bathroom
Well-presented family bathroom fitted with a panelled bath with overhead shower, wash hand basin, WC, radiator, and a frosted window providing natural light and privacy.

SERVICES
Mains Gas, Electricity, Water & Sewage

Outgoings
Council Tax Band Currently B

Viewing
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view.
Email: leiston@flickandson.co.uk
Tel: 01728 833785

Fixtures & 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

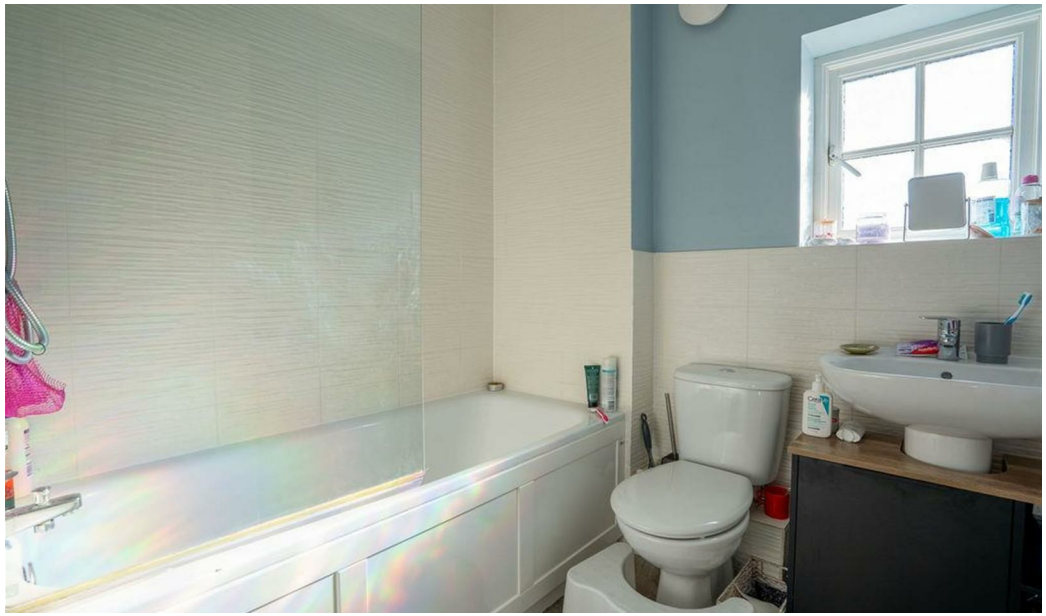
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ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

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











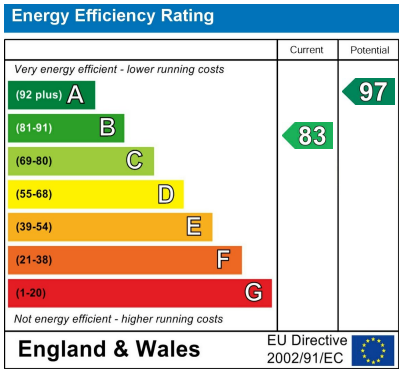


Conveyancing, Surveys & Financial Services

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

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

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