

**Flick & Son**  
*Coast and Country*



**ALDEBURGH - SUFFOLK**

**GUIDE PRICE £550,000**



# PERIOD COTTAGE - SOUGHT AFTER HIGH STREET LOCATION - TWO BEDROOMS - TWO RECEPTION ROOMS

## ENERGY EFFICIENCY RATING.

### DESCRIPTION

This extended period cottage is situated on the High Street within a moment's walk of the shops, restaurants and seafront. There is a pretty sitting room, separate dining room, kitchen and shower room to the ground floor and upstairs are two bedrooms. Unusually for a High Street cottage, there is a sunny garden with rear access. This is an ideal holiday home in a excellent spot to enjoy all that Aldeburgh has to offer and early viewing is recommended.

### LOCATION

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an eclectic range of independent shops and brand name boutiques, restaurants and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.

### ACCOMMODATION

Double glazed entrance door to:

#### SITTING ROOM

Double glazed window, radiator, open fire currently covered with wooden surround.

#### DINING ROOM

Double glazed window, radiator, under stairs storage cupboard.

#### KITCHEN

Laminate work surfaces with wood fronted cupboards under, sink and drainer unit with mixer tap, double glazed window.

#### REAR LOBBY

Double glazed door to garden.

#### SHOWER ROOM

Double glazed window, walk in shower, low-level WC, pedestal wash hand basin, part tiled.

### FIRST FLOOR LANDING

#### BEDROOM

Two double built in wardrobe cupboards, double glazed window, radiator.

#### BEDROOM 2

Double glazed window, radiator.

### OUTSIDE

The garden is sunny and bright with planting and paving areas and a garden shed, enclosed by fences there is a gate giving access to a path and bin storage area at the rear.

### OUTGOINGS

Council Tax currently Band C. Further details can be obtained from the East Suffolk Council.

### VIEWING

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk) Tel: 01728 452469 Ref: 19760/CB.

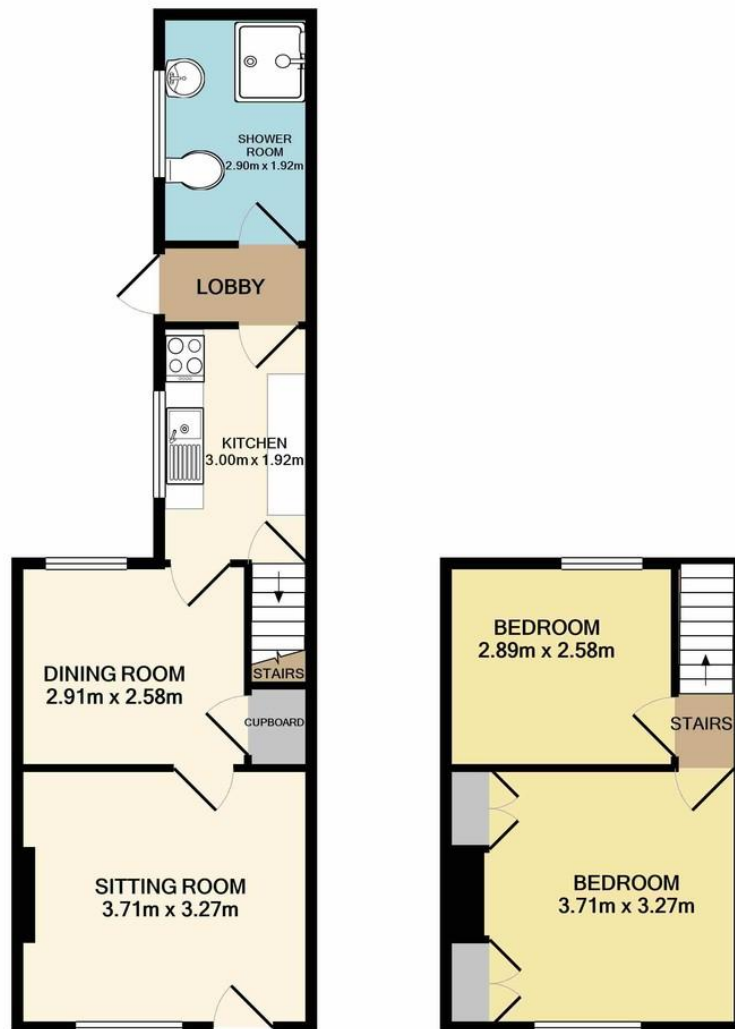


Rental Guide  
£750pcm









GROUND FLOOR  
APPROX. FLOOR  
AREA 34.7 SQ.M.  
(374 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 21.2 SQ.M.  
(228 SQ.FT.)

TOTAL APPROX. FLOOR AREA 55.9 SQ.M. (601 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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 hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

## 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.

## EPC

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

## FINANCIAL SERVICES

Flick & Son offer and financial services through David James Wealth Limited. It is your decision whether you chose to deal with them. Should you choose to use David James Wealth Limited you should know that we would receive a referral fee at 20% of the case size for recommending them.

## CONVEYANCING

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