



ALDEBURGH - SUFFOLK

GUIDE PRICE £299,000

EXTENDED SEMI-DETACHED PROPERTY - 2/3 BEDROOMS - SITTING ROOM - KITCHEN/DINING ROOM

NO ONWARD CHAIN - ENERGY EFFICIENCY RATING D.

DESCRIPTION

This is a good sized semi detached property situated in a quiet location yet withing easy reach of the town and sea. Extended to the ground floor, there is now a spacious kitchen/dining room and good sized sitting room as well as a shower room and conservatory, Upstairs is a very large master bedroom and two interconnecting single bedrooms although these could easily be reconfigured into one large double or two independent singles. There is also an ensuite cloakroom. The gardens are well enclosed and there is a private driveway. The property has been in the same ownership for 66 years and is now in need of some gentle updating. This would make an ideal permanent or second home. It has been generally well maintained but the opportunity exists for a new purchaser to put their stamp on it.

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

CONSERVATORY

Of double glazed construction. Radiator

ENTRANCE HALL

Double glazed front door. Stairs to first floor. Radiator.

SHOWER ROOM

Walk in shower. Low level w/c, wall mounted wash handbasin, double glazed window and a ladder style heated towel rail.

SITTING ROOM

Double aspect with double glazed windows to rear and side, fitted gas fire which is currently disconnected. Radiators

KITCHEN/DINING ROOM

The kitchen is well fitted with a range of wall and base units under laminate worksurfaces, single drainer ceramic sink with mixer tap, built in oven and hob and space for further appliance.

The dining area is spacious with both a built in pantry and linen cupboard. Double glazed windows.

REAR LOBBY

With double glazed entrance door.

FIRST FLOOR LANDING

BEDROOM 1

A very spacious bedroom with built-in wardrobe cupboards. Double glazed windows. Access to Jack and jill cloakroom with low level w/c, and wall mounted wash handbasin.. The cloakroom is also accessed from second bedroom.

BEDROOM 2/3

This very large room is currently divided into two single rooms. Radiators. Two double glazed windows. Access to the cloakroom

OUTSIDE & GARDENS

To the front a wrought iron gate gives access to a good area of paved driveway with off road parking for at least two vehicles. To the rear the garden is mainly laid to lawn with a paved seating area, two garden sheds and a lean to greenhouse, the whole is well enclosed with established boundaries giving a good deal of privacy.

OUTGOINGS

Details can be obtained from the East Suffolk Council.

VIEWING

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref:19801 /CB.

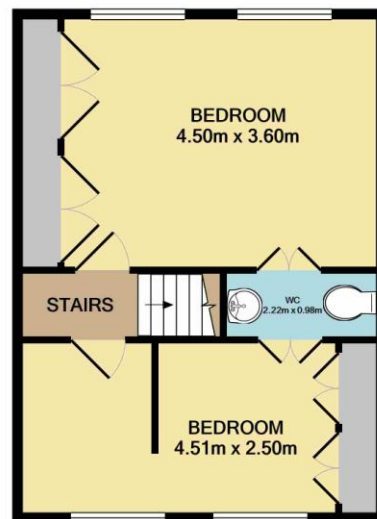


Rental Guide
£850pcm
(updated)





GROUND FLOOR
APPROX. FLOOR
AREA 58.9 SQ. M.
(634 SQ. FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.0 SQ. M.
(388 SQ. FT.)

TOTAL APPROX. FLOOR AREA 94.9 SQ. M. (1021 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

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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

FINANCIAL SERVICES

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CONVEYANCING

Flick & Son may refer prospective purchasers to David Barney & Company or Fairweather Law for conveyancing and MS Surveys for property surveys. It is your decision whether you chose to deal with them. Should you choose to use David Barney & Company or Fairweather Law you should know that we would receive a referral fee of £100 for recommending them and a £50 referral fee from MS Surveys.

