

Aldeburgh, Suffolk

Guide Price £500,000

- Large plot
- Kitchen/diner
- Gas central heating
- Rental guide - £950 to £1,050 pcm (updated)
- Excellent development potential
- 3 Bedrooms
- Garage
- Highly sought after position
- Double glazing
- EPC - D

Linden Road, Aldeburgh

Individual detached bungalow set in excess of 0.25 of an acre offering excellent potential for re-development.



Council Tax Band: D



DESCRIPTION

An individual detached bungalow of part brick and rendered and white washed elevations standing in a generous plot in excess of 0.25 of an acre (subject to measured survey). Set in a popular and convenient location within a mile of the centre of Aldeburgh. The well planned accommodation with double glazing and gas fired central heating comprises; entrance hall, sitting room with corner fire place, kitchen/dining room, three bedrooms with a bathroom completing the accommodation. The wide level gardens are principally laid to lawn. Off road parking and access to the garage.

The vendor has commissioned an excellent contemporary designed two storey dwelling indicating the potential that the generously proportioned site has to offer. East Suffolk council have granted outline planning consent for this. Application ref: DC/22/0869/OUT

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

Entrance door opening to:

ENTRANCE HALL

SITTING ROOM

Windows on two aspects overlooking the front garden. Feature curved brick corner fireplace.

KITCHEN/DINING ROOM

Range of fitted base and wall cupboards, worktops with integrated one and a half bowl sink unit with mixer tap. Fitted oven, hob with cooker hood over. Windows to side rear gardens. Rear entrance door.

BEDROOM 1

Window overlooking front garden.

BEDROOM 2

Window overlooking the garden to rear. Hand basin set in vanity unit. Cupboard housing gas central heating boiler.

BEDROOM 3

Window overlooking garden to side.

BATHROOM

Suite comprising panelled bath, pedestal hand basin, close couple WC.

OUTSIDE

The property stands in a particularly generous plot well in excess of 0.25 of an acre with off road parking and a detached garage. Lawned gardens to front and rear with part fenced and part hedgerow boundaries

TENURE

Freehold

OUTGOINGS

Details can be obtained from the East Suffolk Council. Council Tax Band D

VIEWING Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 19906/RDB.

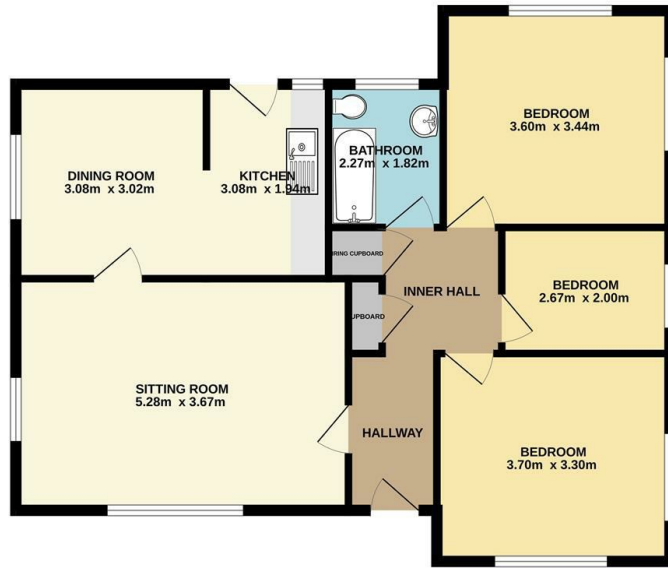
FIXTURES & FITTINGS

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.

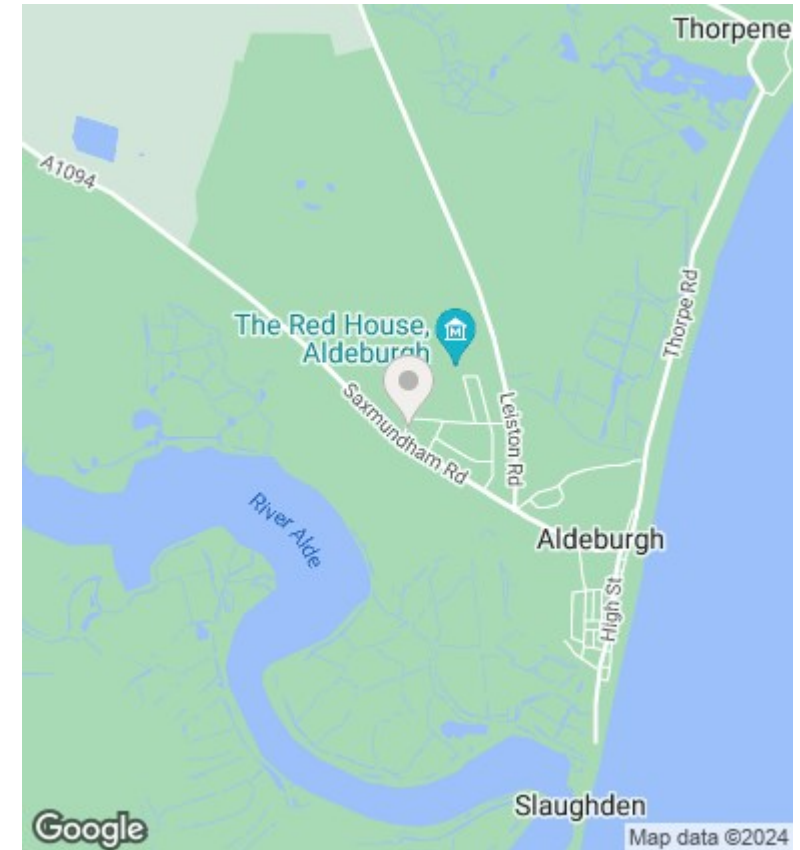




GROUND FLOOR
77.3 sq.m. approx.



TOTAL FLOOR AREA: 77.3 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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 is given as to their accuracy or efficiency or life span.
Made with Floorplan 3.0(2)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

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