



## Aldeburgh, Suffolk

Guide Price £240,000

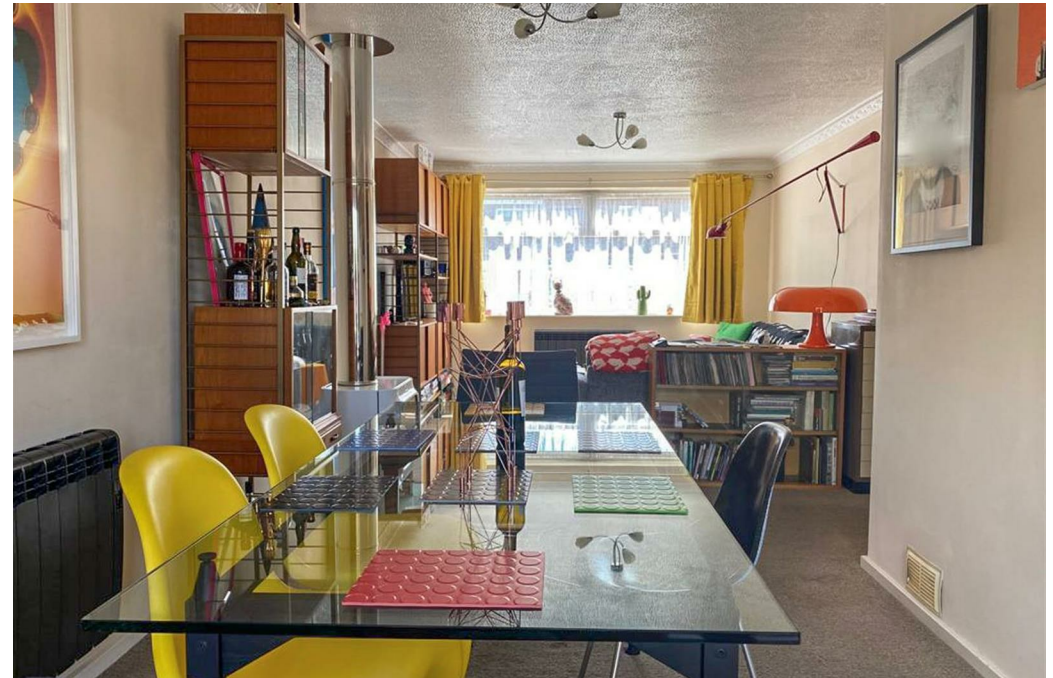
- Walking distance of High Street and Sea front
- Double glazing
- Fitted kitchen
- Wood burning stove
- Three bedrooms
- Garden
- Electric heating
- Solar panels
- EPC - D

# The Plantation, Aldeburgh

A modern mid terrace three bedroom family home, located in the popular seaside town of Aldeburgh.



Council Tax Band: B



## DESCRIPTION

A spacious modern mid terrace family home situated on the outskirts of Aldeburgh yet within walking distance of the High Street and sea front. The accommodation with double glazing, electric heating and solar panels comprises; Entrance lobby, cloakroom, hallway sitting/dining room. Fitted kitchen. First floor landing, three bedrooms and bathroom. Set back from the road behind a low brick wall is the lawn front garden. To the rear a part decked and part stone covered garden enclosed by panel fencing, with timber garden and rear pedestrian access

## ACCOMMODATION

### ENTRANCE LOBBY

Panel glazed door to hallway.

### CLOAKROOM

Suite comprising corner hand basin with tiled splash back and WC.

### HALLWAY

Staircase rising to the first floor. Storage cupboard.

### SITTING/ DINING ROOM

Double aspect with window to front and sliding patio doors opening to the rear garden. Jotul wood burning stove.

### KITCHEN

Fitted with range of base and wall cupboard, work surfaces with single drainer sink unit and mixer tap. Fitted electric oven and hob with cooker hood over. Plumbing for washing machine. Window to rear.

### FIRST FLOOR LANDING

Built in airing and storage cupboards.

## BEDROOM

Window to rear.

## BEDROOM

Window to front. Fitted wardrobes, storage cupboard and shelves.

## BEDROOM

Window to front.

## BATHROOM

Suite comprising panel bath with shower over, hand basin and WC. Window to rear.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B. Further details can be obtained via 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: 20378/RDB.

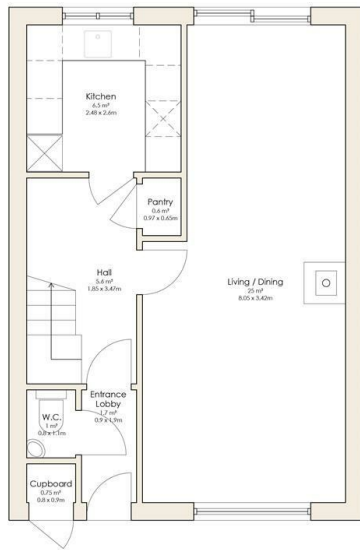
## FIXTURES & FITTINGS

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

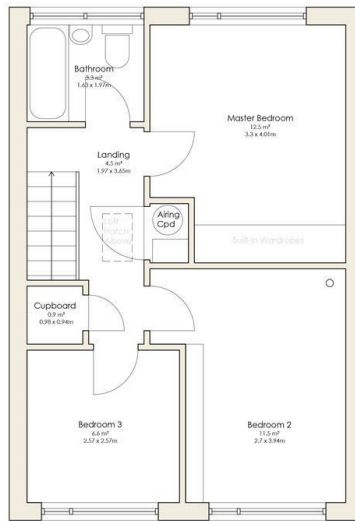
purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



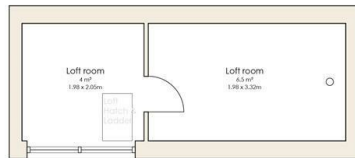




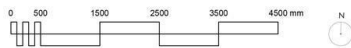
Ground Floor  
g.l.f.a. 42.5 m²



First Floor  
g.l.f.a. 41.5 m²



Loft Space  
g.l.f.a. 10.7 m²

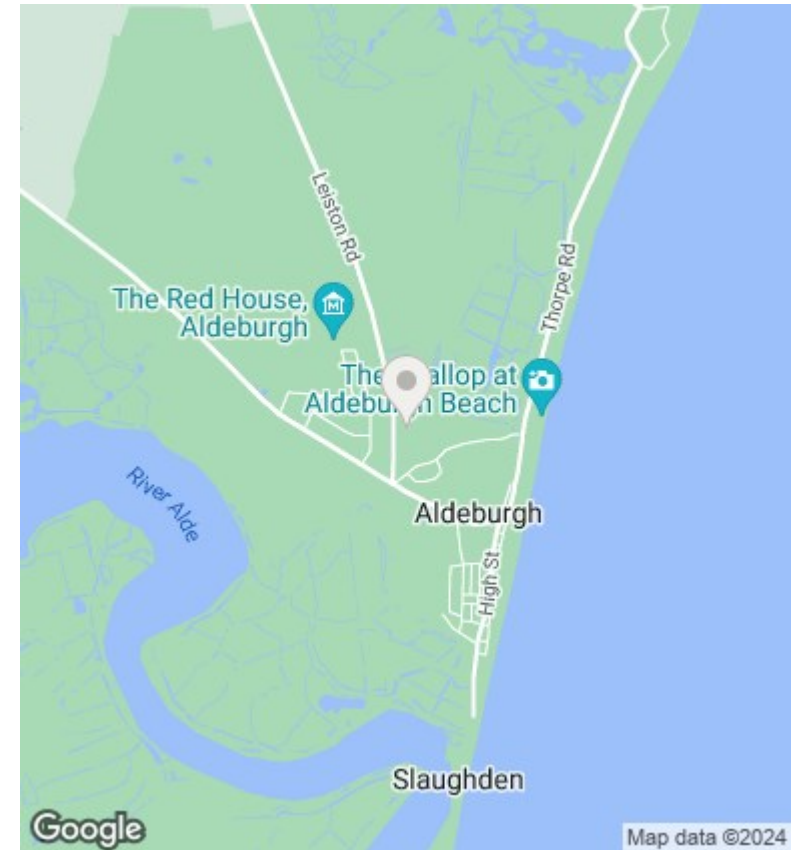


## Conveyancing, Surveys & Financial Services

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)