



## Aldeburgh, Suffolk

Guide Price £395,000

- No onward chain
- Walking distance to High Street & Beach
- 2 Reception rooms
- Huge potential
- Gas central heating
- Secluded garden
- Off road parking & garage
- 2 double bedrooms
- EPC - E

# Leiston Road, Aldeburgh

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.



Council Tax Band: C



## DESCRIPTION

A detached bungalow offering an excellent opportunity to renovate and remodel to create a wonderful new home in this most sought after of Suffolk Coastal towns within walking distance of the High Street and sea front. Dating from the mid 20th century of brick elevations below pitched and hipped pantile covered roof the well proportioned accommodation with double glazing and gas central heating comprises ; Entrance lobby, hallway with large storage cupboard, two double bedrooms, bathroom kitchen, two reception rooms facing the rear of the property and a conservatory. The property is set well back from the road screened by shrubs and hedgerow with a driveway providing off road parking and access to a single garage. To the rear is a predominately paved garden with variety of shrubs.

## ACCOMMODATION

### ENTRANCE LOBBY

### HALLWAY

Large store cupboard with window to front elevation. Built in airing cupboard.

### BEDROOM

Window to front elevation.

### BEDROOM

Window to rear elevation. Tiled open fireplace.

### BATHROOM

Panel bath with electric shower. Hand basin and W.C. Window to front elevation.

## KITCHEN

Range of base units with work surfaces and single drainer sink unit. Gas fired central heating boiler. Windows to front and side elevations. Door to:

## DINING ROOM

Window to side elevation. Patio doors opening to the conservatory. Archway to sitting room.

## SITTING ROOM

Window overlooking the rear garden. Tiled open fireplace.

## CONSERVATROY

Casement doors opening to the garden.

## TENURE

Freehold.

## SERVICES

Mains gas, electricity, water and drainage.

## OUTGOINGS

Council Tax Band currently C. 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: 20419/RDB.

## FIXTURES & FITTINGS

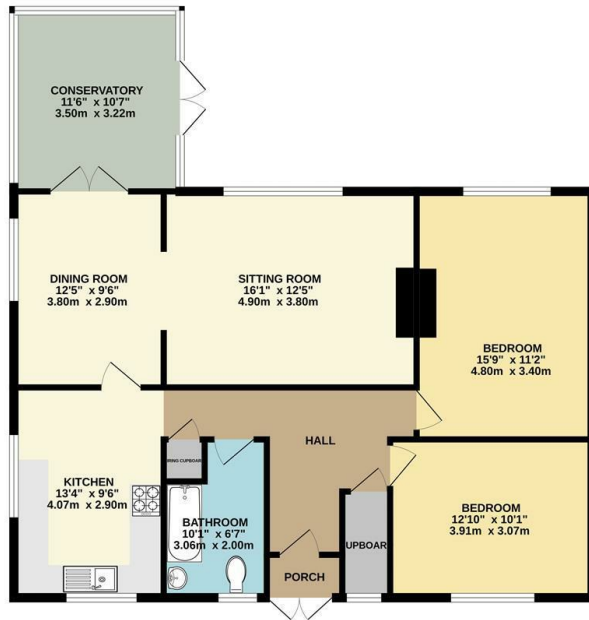
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be

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.

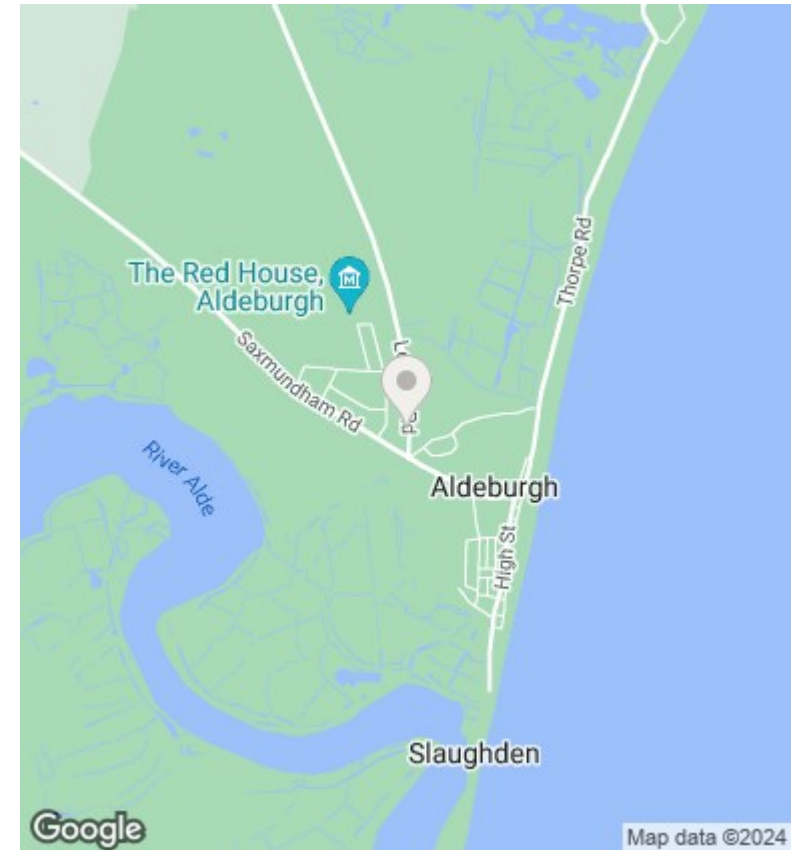




GROUND FLOOR  
1060 sq.ft. (98.5 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operation or efficiency can be given.  
Made with Floorplan Click



### 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<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)