



## Aldeburgh, Suffolk

Guide Price £425,000

- Immaculate Bungalow
- Ensuite
- Lovely Gardens
- Detached
- Drive & Garage
- EPC - D
- Three Bedrooms
- Re-fitted Kitchen and Bathroom
- Rental guide price - £1,050pcm

# The Fairway, Aldeburgh

We are delighted to be able to offer this immaculate detached bungalow in Aldeburgh.



Council Tax Band: D



## DESCRIPTION

We are delighted to be able to offer this immaculate detached bungalow in Aldeburgh. Maintained to a high standard and ready to move straight in, this lovely bungalow offers L-shaped lounge/diner, refitted kitchen. Master bedroom with en-suite along with two further bedrooms and re-fitted bathroom. Externally the property benefits a front lawn, drive and garage and a pretty rear garden which is not overlooked.

## 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 door to:

## ENTRANCE PORCH

Multipane door to entrance hall.

## ENTRANCE HALL

Access to loft, two storage cupboards, radiator, doors to:

## LOUNGE/DINER

L-shaped, double glazed window to front aspect, feature electric fire, sliding patio door to conservatory. Two radiators.

## CONSERVATORY

UPVC double glazed construction with sliding patio doors to rear and courtesy door to side.

## RE-FITTED KITCHEN

Double glazed window to rear aspect, range of base and wall mounted units with worksurface over. Fitted oven, hob and extractor, stainless steel sink and drainer unit, integrated dishwasher. Radiator. Rear door to conservatory.

## BEDROOM 1

Double glazed window to front aspect, range of fitted wardrobes, radiator, door to:

## ENSUITE

Double glazed window to side aspect, three piece suite comprising low-level WC, pedestal wash hand basin, shower cubicle, radiator.

## BEDROOM 2

Double glazed window to side aspect, built in wardrobe, radiator.

## BEDROOM 3

Double glazed window to side aspect, radiator.

## BATHROOM

Double glazed window to side aspect, three piece suite comprising low-level WC, pedestal wash hand basin, bath, radiator.

## OUTSIDE

The front garden is mainly laid to lawn with path to front door. To the side is a driveway leading to a single garage with up and over door, power and light with courtesy door to rear garden.

Gated side access to rear garden which is laid to lawn with mature trees and shrub borders with pond.

## TENURE

Freehold.

## OUTGOINGS

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

## VIEWING

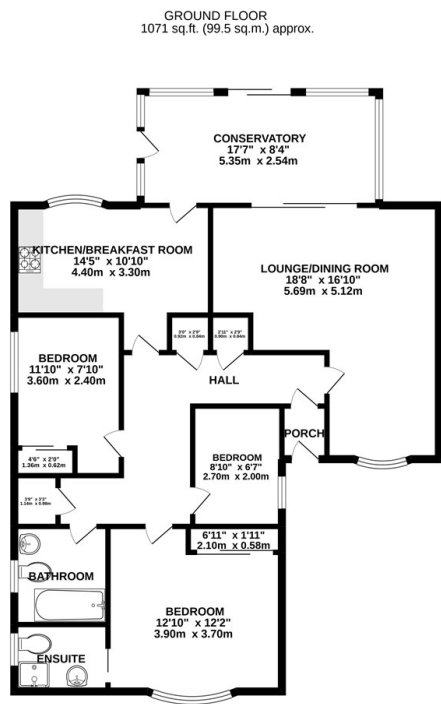
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 19947/PG.

## FIXTURES & FITTINGS

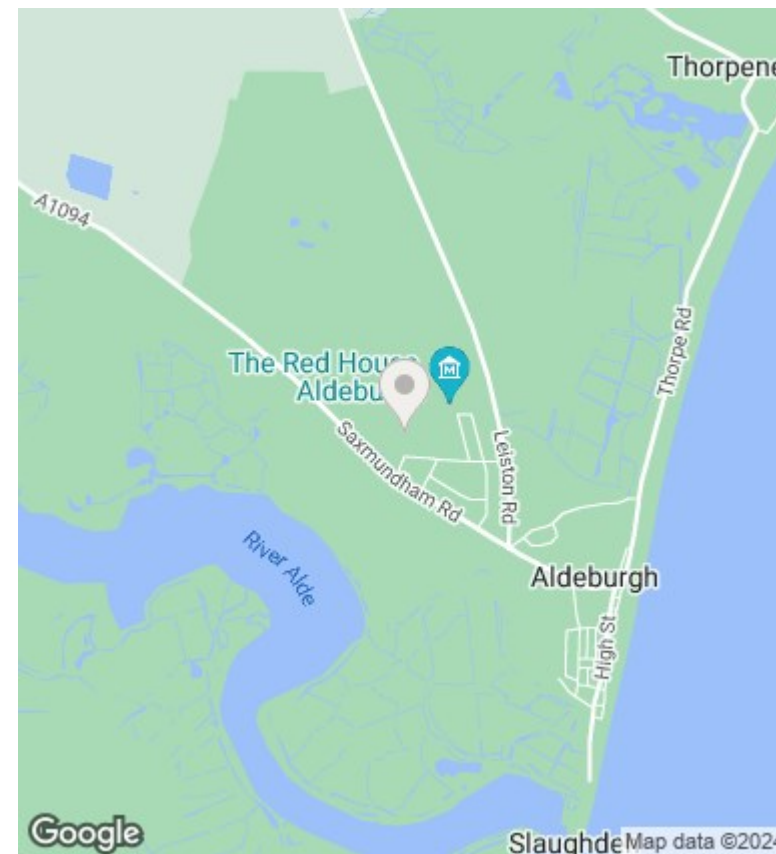
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in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







TOTAL FLOOR AREA: 1071 sq ft. (99.5 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the day.  
Made with Lettoplan 10/2022



## 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		83
(69-80)	C		
(55-68)	D	68	
(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](http://www.epcregister.com)