



## Aldeburgh, Suffolk

Guide Price £350,000

- Walking Distance of Beach
- Off Road Parking for Two Vehicles in Cart Lodge
- Fitted Kitchen
- EPC - D
- Double Glazed Windows
- Garden & Summer House
- Two Bedrooms
- Electric Economy 7 heating
- Heated External W.C
- Ideal Bolt Hole

# Moverley Way, Aldeburgh

A well presented a modern two bedroom mid-terrace cottage situated in a cul de sac position. Moverley Way is a quiet cul-de-sac off Church Farm Road and is just under one mile from Aldeburgh's popular shingle beach and eclectic High Street. Aldeburgh is a fashionable seaside town in Suffolk's Heritage Coast an Area of Outstanding Natural Beauty and is known for its individual High Street which contains a wide range of independent and national shops, eateries and public houses. The town is also recognised for its fantastic sporting facilities including Aldeburgh Yacht Club, Aldeburgh Golf Course and the municipal tennis courts all surrounded by the River Alde Estuary, heathland, countryside and North Warren Nature Reserve.



Council Tax Band: B



## DESCRIPTION

A well presented modern mid terrace cottage situated in a cul de sac position walking distance to the beach. The accommodation with double glazed windows and modern electric heating comprises sitting room over looking the front garden, dining room with glazed door to the rear garden and archway to a smart fitted kitchen. On the first floor the property has two bedrooms and bathroom. Outside there is a cart lodge and driveway which offers parking for two vehicles, open plan garden to the front and enclosed garden to the rear, predominately paved with brick edge planted borders, summer house and separate W.C with under floor heating

## SITTING ROOM

Double glazed window over looking front garden. Staircase to first floor. door to:

## DINING ROOM

Glazed door to rear garden. Archway to:

## KITCHEN

Fitted with range of base and wall cupboards, work surfaces and tiled surrounds. Inset single drainer stainless steel sink unit with mixer tap. Fitted electric oven and hob with cooker hood over. Plumbing for washing machine. Double glazed window over looking rear garden.

## FIRST FLOOR

## LANDING

## BEDROOM

Double glazed window to front elevation. Built in airing cupboard.

## BEDROOM

Double glazed window to rear elevation.

## BATHROOM

White suite comprising panel bath with shower over, hand basin and W.C. Tiled surrounds, opaque double glazed window to rear elevation.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B

## SERVICES

Mains electricity, water and drainage.

## VIEWING ARRANGEMENTS

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: 20431/RDB.

## FIXTURES AND 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

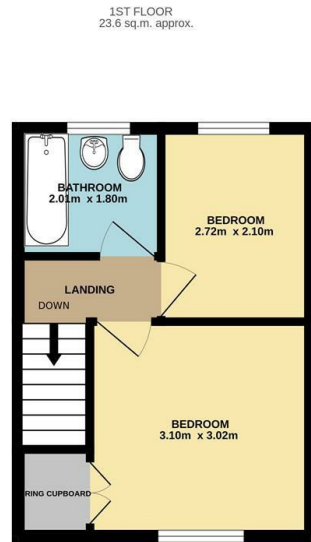
become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

**AGENTS NOTE**

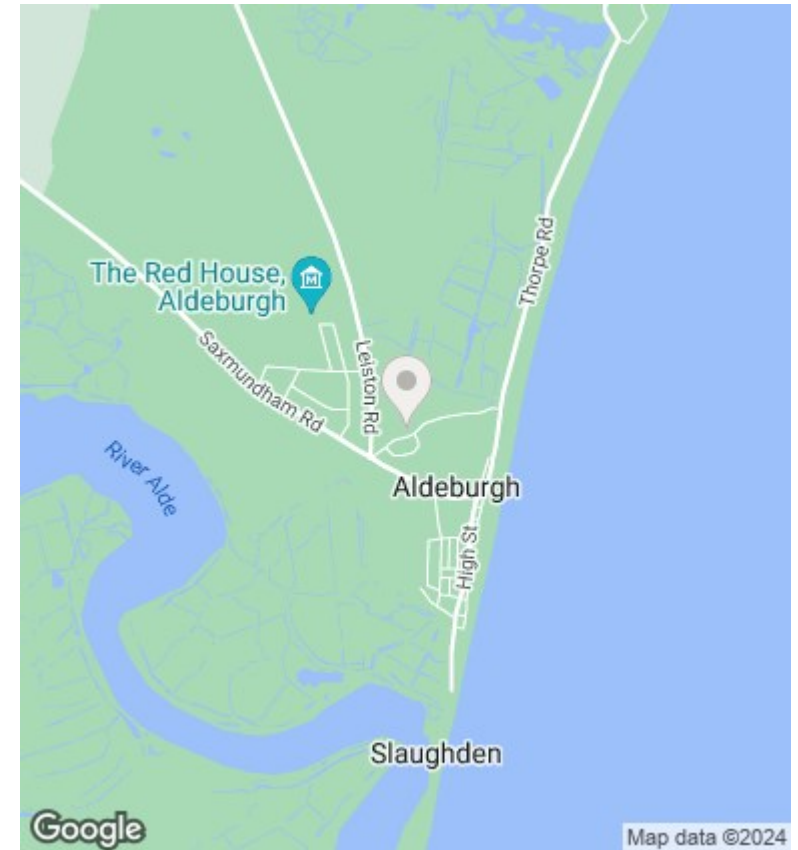
Furniture and white goods to remain. Please speak to agent for further details.







TOTAL FLOOR AREA: 48.3 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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### 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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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)