



## Friston, Suffolk

Guide Price £250,000

- Fitted kitchen with appliances
- Double glazing
- Village centre
- Spacious living room
- Secluded garden
- Close Snape & Aldeburgh
- Electric heating
- Parking
- EPC - E

# Low Road, Friston

A particularly well presented modern mid terrace cottage situated in a secluded location in the centre of the village. Friston is some five miles from Aldeburgh, a focal point on Suffolk's Heritage Coast, with a lively High Street with both boutique and local shopping, excellent restaurants and galleries and an independent cinema. The famous Maltings Concert Hall venue at Snape is only some three miles or so away and is the centrepiece of a year round programme of music and cultural events. Aldeburgh also boasts a world class maritime heathland golf course and first class sailing from a popular yacht club.



Council Tax Band: C



## DESCRIPTION

A modern mid terrace cottage situated in the heart of the village a stones throw from the village pub and allowing easy access to all that the Suffolk Heritage coast has to offer. The cottage is set back from the road along a private driveway leading to a parking area shared with the adjoining properties within which the property has 2 allocated spaces. A screened front garden leads the entrance door opening to the hallway leading to the cloakroom, stylish fitted kitchen/breakfast room with Shaker style units and integrated appliances, sitting/dining room with glazed door opening to the garden which enjoys an south west facing aspect. On the first floor the principal bedroom with fitted bedroom furniture, second bedroom and a spacious bathroom completed the accommodation.

## ACCOMMODATION

### ENTRANCE HALL

Tiled floor, built in cloaks cupboard.

### CLOAKROOM

White suite comprising hand basin with mixer tap and storage below. W.C. Opaque window. Tiled floor.

### KITCHEN/BREAKFAST ROOM

Range of Shaker style fitted base and wall cupboards, wood block work surfaces with tiled surrounds and vitreous enamel single drainer 1 1/2 bowl sink unit and mixer tap. Fitted electric oven and hob with cooker hood over, built in fridge freezer and dishwasher. Plumbing for washing machine. Window over looking front garden. Tiled floor.

### LIVING ROOM

Staircase rising to first floor with storage cupboard below. Window and glazed French doors opening to the garden.

## FIRST FLOOR

### LANDING

Access via loft ladder to boarded roof space.

### BEDROOM

Window to front elevation. Alcove with fitted furniture supplied by John Lewis. Roof light.

### BEDROOM

Window to front elevation.

### BATHROOM

White suite comprising panel bath with electric shower over, pedestal hand basin and W.C. Heated towel rail, tiled floor and opaque window to rear.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently C

## 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: 20442/RDB

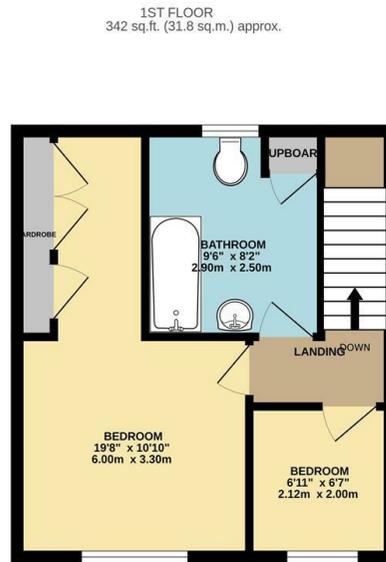
## FIXTURES AND FITTINGS

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.







TOTAL FLOOR AREA: 737 sq.ft. (68.5 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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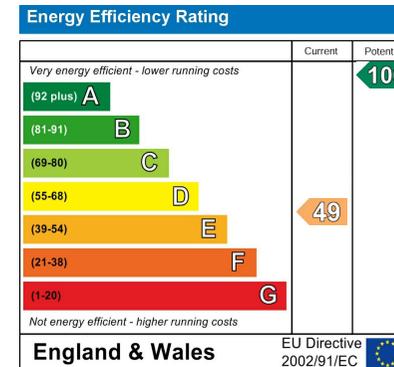


### Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)