



Aldeburgh, Suffolk

Offers In Excess Of £600,000

- A Striking Semi-Detached Seaside Cottage
- Integral Garage
- Town Centre Location
- Gas Central Heating
- Opening Plan Living
- Close to High Street & Beach
- Double Glazing
- Ensuite Shower Room
- EPC - Awaiting

High Street, Aldeburgh

A spacious mews house situated in a small courtyard development just off the High Street a short stroll from the sea front is this fashionable seaside town on the Suffolk Heritage Coast. An area of Outstanding Natural Beauty, 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:



DESCRIPTION

An attractive mews house situated in a small courtyard development just off the High Street. A quiet position yet right in the heart of Aldeburgh with all its many attractions right on the door step. The accommodation with double glazing and gas central heating features double casement doors opening to a spacious open plan living room with Bespoke Shaker style fitted kitchen including granite work surfaces, breakfast bar and integrated appliances. There is also a separate cloakroom and direct access to the integral garage. On the first floor there are three well proportioned bedrooms, the principal bedroom having an ensuite shower and with a family bathroom completing the accommodation.

ACCOMMODATION

OPEN PLAN LIVING ROOM & KITCHEN

Polished wooden floors. Staircase rising to first floor. Door to garage. Kitchen area fitted with a range of Shaker style base and wall cupboards. Granite work surfaces and twin Butler style sink. Fitted electric oven and hob with cooker hood over. Concealed fridge and dishwasher.

CLOAKROOM

Pedestal washbasin and low suite W.C. Oak board flooring. Panel radiator.

FIRST FLOOR

LANDING

Roof light. Storage cupboards housing central heating boiler.

BEDROOM ONE

Panel radiator. Deep built-in wardrobe cupboard. Window to front elevation.

ENSUITE SHOWER ROOM

Shower cubicle with glazed screen and power shower. Washbasin with vanity cupboard and overheard mirror and shavers light. Low suite W.C. Pair of mirror front medicine cabinets. Panel radiator.

BEDROOM TWO

Built-in wardrobe cupboards. Panel radiator. Window to front elevation.

BEDROOM THREE

Panel radiator. Window to front elevation.

FAMILY BATHROOM

Panelled bath with mixer tap and shower fitting. Washbasin with mixer tap and vanity cupboard with overhead mirror and shavers light. Low suite W.C. Mirror fronted medicine cabinet. Panel radiator. Oak board flooring. Velux skylight.

INTEGRAL GARAGE

Hinged timber doors and personal door inter-connecting with living area. Electric light and power points.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently deleted

SERVICES

Mains Gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20469/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.

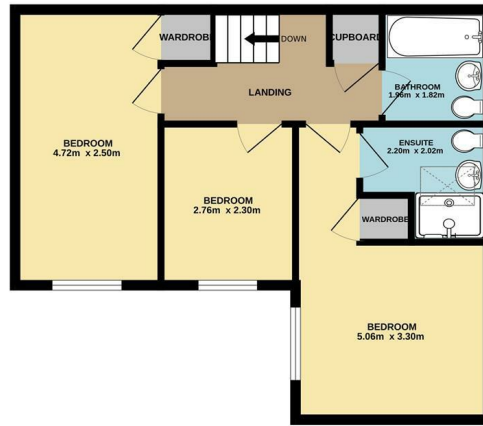




GROUND FLOOR
45.8 sq.m. approx.

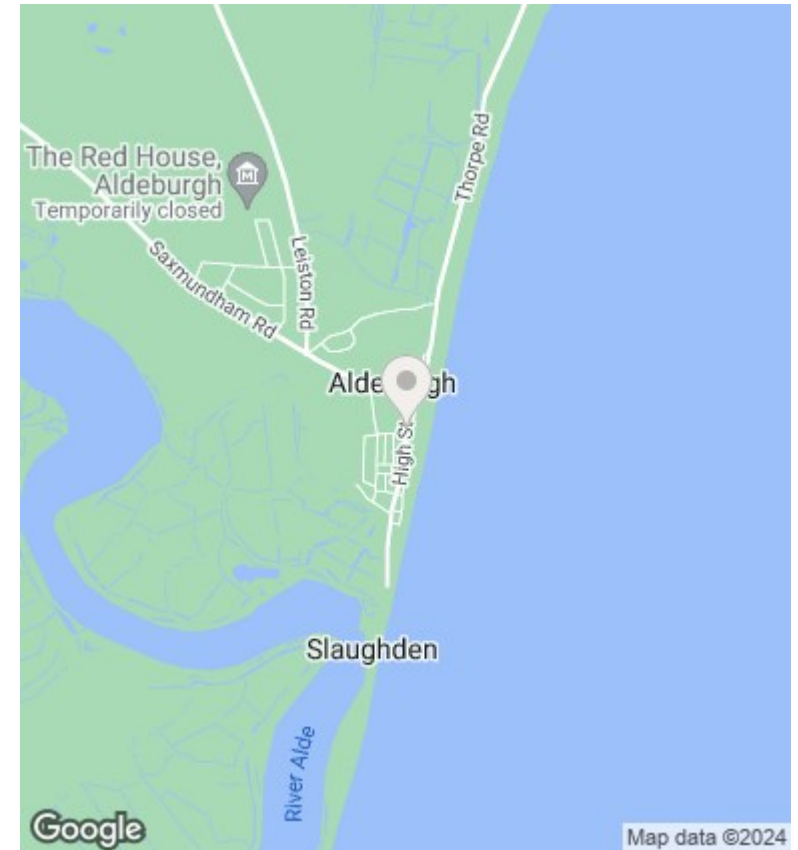


1ST FLOOR
45.8 sq.m. approx.



TOTAL FLOOR AREA: 91.6 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 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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		89
(81-91)	B	76	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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