



## Aldeburgh, Suffolk

Guide Price £340,000

- No Onward Chain
- Two Double Bedrooms
- Kitchen / Diner
- Semi-Detached
- Front & Rear Garden
- EPC - E
- Cloakroom
- Off Road Parking

# Moverley Way, Aldeburgh

Introducing this modern two bedroom semi-detached home boasting two double bedrooms, kitchen/diner, front and rear gardens and parking. 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: C



## DESCRIPTION

Kittiwake is a modern two bedroom semi detached home situated in a cul de sac and within a few minutes walk to the beach. The property comprises of a lounge, kitchen/diner, two double bedrooms and a bathroom. Externally the property benefits front and rear gardens and a parking space.

## ENTRANCE LOBBY

Laminate flooring, door to:

## CLOAKROOM

two piece suit comprising of low level W.C & wash hand basin

## LOUNGE

Double glazed windows to front and rear, feature fireplace, storage heater, stairs to first floor.

## KITCHEN / DINER

double glazed window to front aspect, double glazed door and window to rear aspect. Range of base and wall mounted units with work surface. Fitted oven hob and extractor.

## LANDING

Double glazed window to front aspect. Door to:

## BEDROOM ONE

Double glazed window to two aspects, wall mounted heater

## BEDROOM TWO

Double glazed window to front aspect. Door to airing cupboard. Wall mounted heater.

## BATHROOM

Double glazed window to front aspect. Three piece suite comprising of low level W,C., pedestal wash hand basin, bath

## OUTSIDE

Front garden is shingled and has parking space. Rear garden is pebbled with patio area and path to gated rear access,

## TENURE

Freehold

## OUTGOINGS

Council Tax Band C

## SERVICE

Mains electric, 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](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20491/RDB.

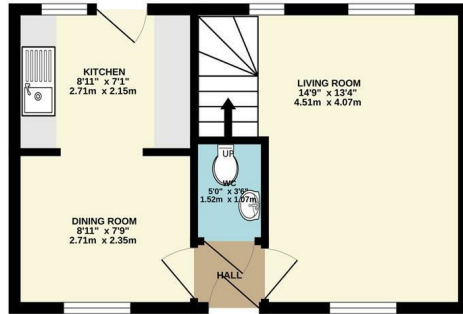
## FIXTURE & FITTINGS

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.

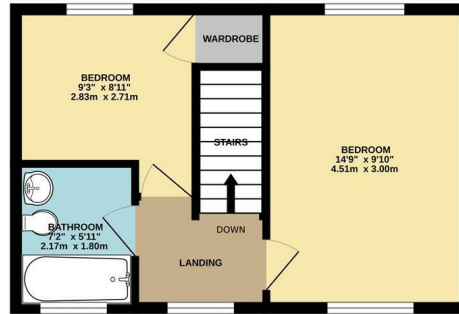




GROUND FLOOR  
329 sq.ft. (30.5 sq.m.) approx.

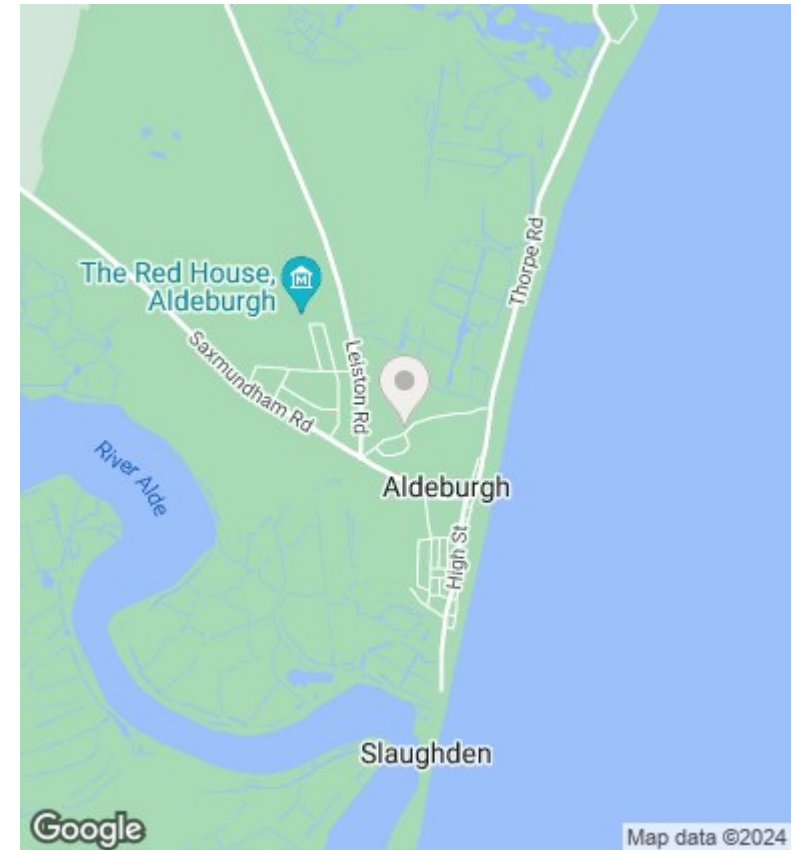


1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 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

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	47	
(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)