



## Aldeburgh, Suffolk

Offers In Excess Of £280,000

- Character Cottage
- Refitted Kitchen/Diner
- Walking distance to High Street and Beach
- Much Improved
- Refitted Bathroom
- EPC - D
- Lounge with Log Burner
- Pretty Garden

# Leiston Road, Aldeburgh

A truly picture perfect terrace cottage, ideally located just a short stroll from Aldeburgh High Street and Beach.



Council Tax Band: B



## DESCRIPTION

A truly picture perfect cottage which has been sympathetically modernised is now available to purchase. Located within a short stroll to the high street and sea, this character cottage benefits from a lounge with log burner, refitted kitchen/diner and bathroom both with underfloor heating and two bedrooms. Externally this cottage has a pretty rear garden with studio/garden store. Internal viewing is highly recommended.

## 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

Sealed unit double glazed door to:

### ENTRANCE PORCH

Sealed unit double glazed windows to two aspects, tiled floor, door to:

### LOUNGE

Sealed unit double glazed window to front aspect, feature fireplace with log burner, radiator, door to:

### REFITTED KITCHEN/DINER

Range of matching base and wall mounted units with worksurfaces over. Sink and drainer unit, door to under stairs storage, tiled floor with underfloor heating.

### REAR LOBBY

Stable door to side leading to garden, stairs to first floor, radiator, door to:

### REFITTED BATHROOM

Sealed unit double glazed window to rear aspect, three piece suite comprising low-level WC, vanity wash hand basin, bath with rainforest shower head over. Heated towel rail, tiled floor with underfloor heating.

### FIRST FLOOR LANDING

Doors to:

### BEDROOM

Sealed unit double glazed window to front aspect, radiator.

### BEDROOM

Sealed unit double glazed window to rear aspect, built in bunk beds with wardrobe, radiator.

### OUTSIDE

The front garden has paved area enclosed by brick wall. Rear garden has paved area with shrub borders set in gravel and stepping stone blocks leading to potting shed/studio with power, light and worksurface.

### TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B. Further details can be obtained via 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: 20266/RDB.

## FIXTURES & FITTINGS

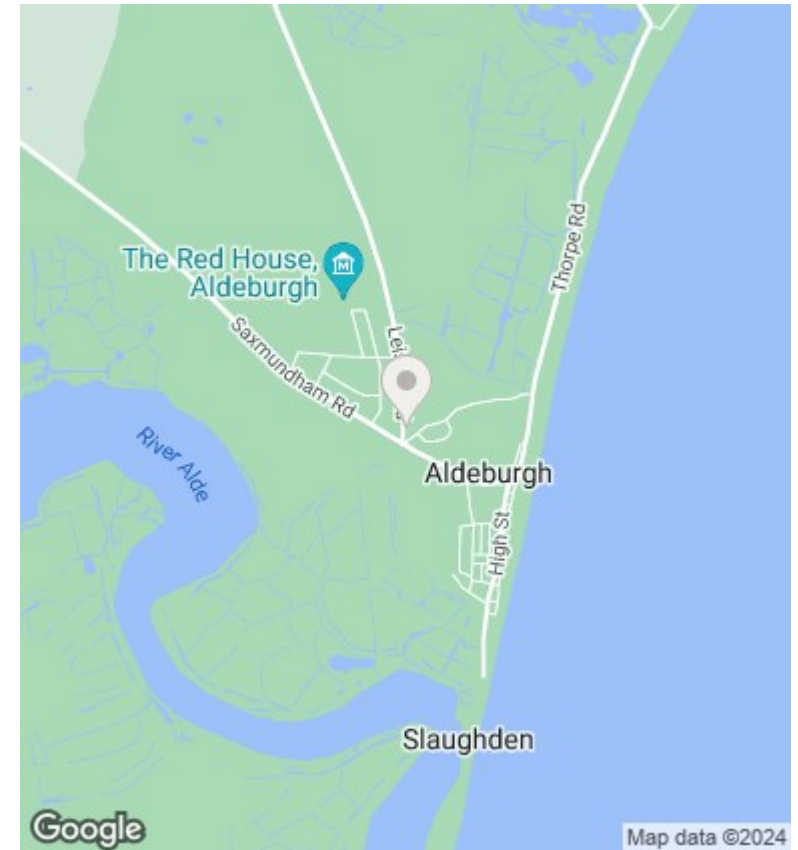
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TOTAL FLOOR AREA: 50.4 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 is given as to their accuracy or efficiency class for them.  
 Made with floorplan 10023

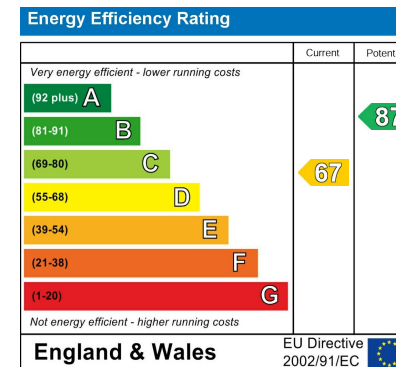


### Conveyancing, Surveys & Financial Services

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)