



Aldeburgh, Suffolk

Guide Price £625,000

- Walking Distance of Town & Beach
- Wet Room
- Gas Central Heating
- Half Acre Plot
- Great Potential to Extend / Remodel
- Double Glazing
- Three Bedrooms
- Driveway & Garage
- EPC - D

Linden Road, Aldeburgh

A mid 20th Century individual detached bungalow standing in a half acre plot in this sought after 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.



Council Tax Band:



DESCRIPTION

A mid 20th Century individual detached bungalow standing in a plot extending to about half an acre (subject to measured survey) in this most popular of locations on the western fringe of Aldeburgh. A cherished family home which has remained in the ownership of the same family since being constructed in 1952 and now offers an excellent opportunity to remodel and extend to create a 21st Century family home in this sought after location. Set back from the road the property has a driveway providing off road parking and access to a detached garage and work shop beyond which the rear garden stretches some 200ft with wide lawns interspersed with borders and a delightful sunken garden with seat. The accommodation has gas central heating, is predominantly double glazed and features:

ACCOMMODATION

ENTRANCE LOBBY

Glazed door to:

HALLWAY

Cupboard housing gas central heating boiler. Access to loft space via extending loft ladder.

LIVING ROOM

Windows over looking the garden and French doors open to:

CONSERVATORY

A double glazed conservatory with deep windows and patio doors opening to the garden.

DINING ROOM

Sealed fireplace. Window overlooking the garden.

KITCHEN

An original 1950's kitchen with work surfaces and twin bowl stainless steel sinks. Floor and wall mounted storage cupboards and larder cupboard. Window overlooking the garden.

SIDE LOBBY

Entrance door to the driveway.

BEDROOM

Windows overlooking the gardens to front and side. Built in wardrobes.

BEDROOM

Windows overlooking the garden to front and driveway. Built in wardrobes.

BEDROOM

Window overlooking the front garden. Fitted storage cupboards and draws.

WET ROOM

Floor drain shower, hand basin and WC

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: 20564/RDB.

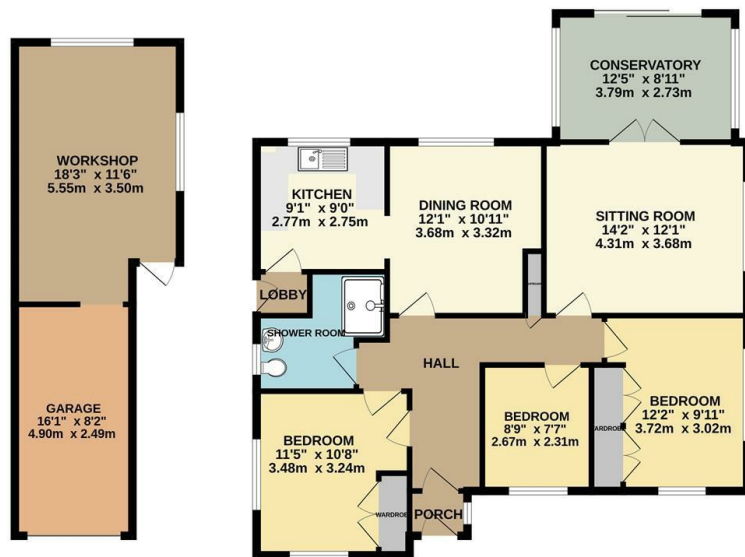
FIXTURES & FITTINGS

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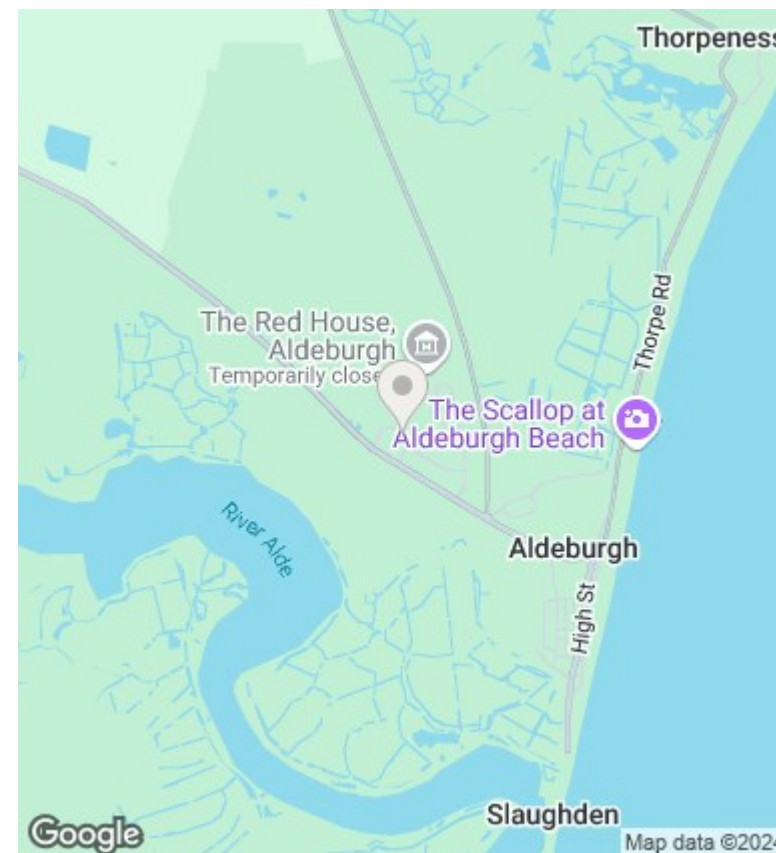




GROUND FLOOR
1330 sq.ft. (123.5 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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