



Aldeburgh, Suffolk

Guide Price £400,000

- Three Bedrooms
- Driveway for Multiple Vehicles
- Double Glazing
- No Onward Chain
- Ensuite to Principal Bedroom
- EPC - Awaiting
- Garage
- Utility Room

The Brambles, Aldeburgh

An individual three bedroom detached bungalow situated in this peaceful 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: E



DESCRIPTION

Offered as NO ONWARD CHAIN is this individual three-bedroom detached bungalow. The property stands on a corner plot with an open plan lawned garden to the front aspect with a variety of shrubs and block paved driveway to the right with double gates leading to a hardstanding area. To the rear of the property is the second driveway and detached garage; with brick and tiled roof, electric up and over entrance door, electrical power and lighting, window to rear and door leading to block paved courtyard situated to the left side of the property. The accommodation featuring double glazing throughout comprises; kitchen; utility room; sitting room and three well proportioned. The principal bedroom offers an ensuite and the family bathroom completed the accommodation.

ACCOMMODATION

STORM PORCH

Leading to:

HALLWAY

With two storage cupboards. Airing cupboard located next to bathroom.

SITTING ROOM

Double glazed bay window to front aspect and double glazed window to side aspect.

KITCHEN

Fitted with a range of base and wall units; coloured worktop; single drainer stainless steel sink unit; fitted electric oven and hob with cooker hood over, wall mounted gas fired central heating boiler, double glazed window to rear aspect.

UTILITY ROOM

Fitted with base and wall units with worktops, plumbing for washing machine below. Opaque double glazed side entrance door.

BEDROOM ONE

Fitted wardrobes, double glazed bay window to front aspect. Door to:

ENSUITE

Fitted three piece suite comprising panel bath; pedestal handbasin; W.C, wall tiling; opaque double glazed window to rear aspect.

BEDROOM TWO

Fitted wardrobes, double glazed window overlooking rear garden.

BEDROOM THREE

Double glazed window overlooking front garden.

BATHROOM

Fitted three piece suite comprising corner shower cubicle; pedestal handbasin, W.C, wall tiling, opaque double glazed window to rear garden.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E.

SERVICES

Mains gas, water, electricity 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: 20581/RDB.

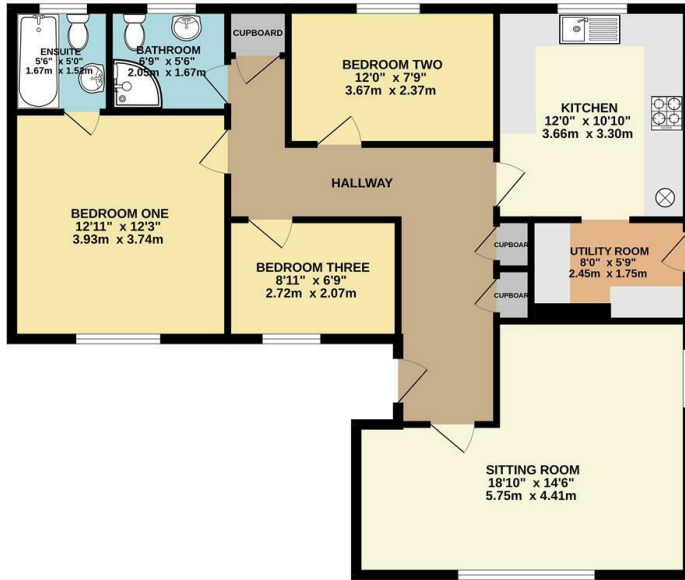
FIXTURES & FITTINGS

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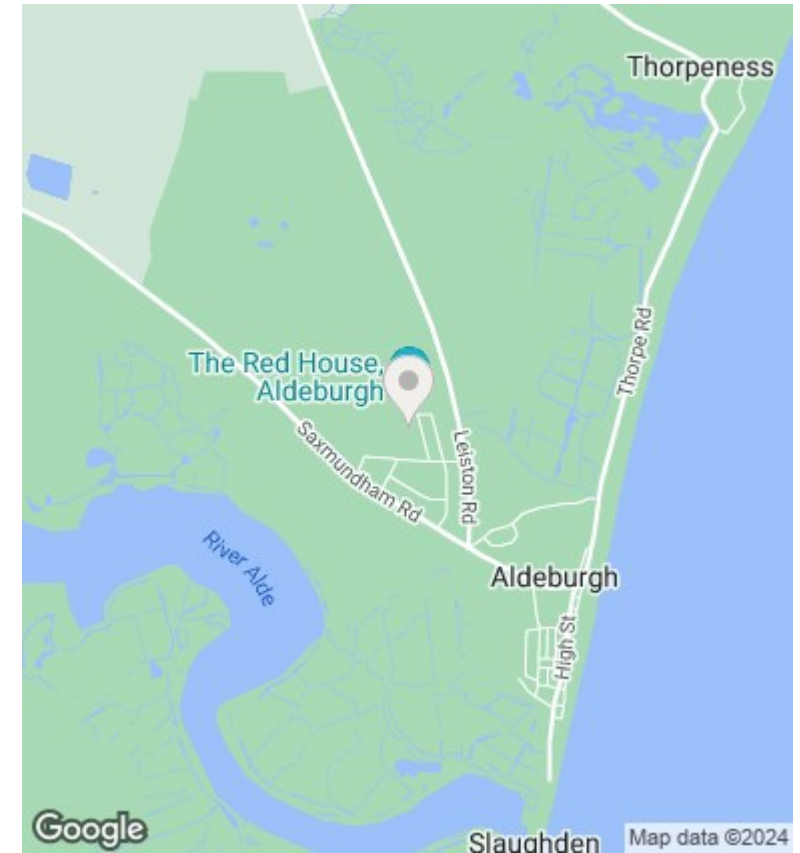




GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq ft. (89.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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