



## Aldeburgh, Suffolk

Guide Price £390,000

- No Onward Chain
- Kitchen
- Secluded Front and Rear Gardens
- Two Double Bedrooms
- Gas Central heating
- Excellent Location
- Separate Sitting & Dining Rooms
- Off Road Parking & Double Garage
- EPC - D



# The Fairway, Aldeburgh

An individual two bedroom detached bungalow situated on a corner plot with double garage 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: D



## DESCRIPTION

An individual detached bungalow with two double bedrooms and two reception rooms standing on a corner plot with secluded front and rear gardens, wide driveway and double garage. The accommodation featuring gas central heating comprises; Entrance hall with large cloaks storage cupboard, double aspect sitting room with patio doors opening to the garden. A separate dining room links to the kitchen. There are two well proportioned bedrooms over looking the front garden and a spacious bathroom completes the accommodation.

## ACCOMMODATION

Recessed Storm Porch

## ENTRANCE HALL

Cloaks storage cupboard.

## SITTING ROOM

Brick open fireplace. Window to side and patio doors to the rear. Connecting door to:

## DINING ROOM

Window to rear. Doorway to:

## KITCHEN

Fitted with a range of base and wall units, work surfaces with single drainer stainless steel sink unit, fitted electric oven and gas hob. Wall mounted gas fired central heating boiler. Window and glazed door opening to the rear garden.

## BEDROOM

Window overlooking the front garden. Built in wardrobe.

## BEDROOM

Window overlooking the front garden

## BATHROOM

Suite comprising panel bath with mixer tap and shower over. Pedestal hand basin and WC.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D.

## 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](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20605/RDB.

## FIXTURES & 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.



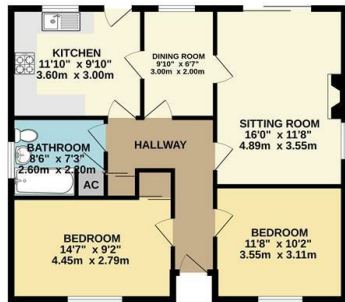




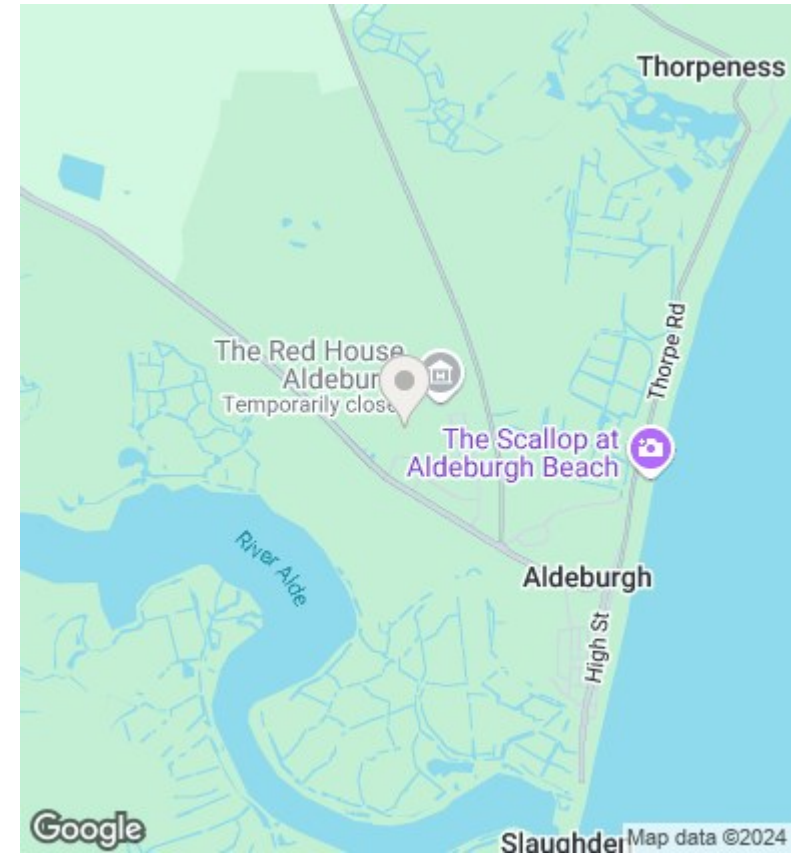




GROUND FLOOR  
1073 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq ft. (99.6 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency on the plan.  
Made with floorplan 12324



### 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		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<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)