



Aldeburgh,

Offers In Excess Of £575,000

- Detached Bungalow
- Kitchen / Diner
- Pretty Gardens
- EPC - C
- Three Bedrooms
- Ensuite to Principal Bedroom
- Double Glazing
- Conservatory
- Spacious Lounge / Diner
- Thirteen Panel Solar PV System

The Fairway, Aldeburgh

Offering this spacious three bedroom detached bungalow situated in the beautiful seaside town of Aldeburgh.

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

We are pleased to be able to offer this spacious detached bungalow located in the beautiful seaside town of Aldeburgh. The property benefits from a good size lounge/diner and kitchen/breakfast room, generous main bedroom with ensuite housing a free standing roll top bath. Externally the property benefits from a driveway providing ample parking and garage, with pretty front and rear gardens. The property with double glazing, gas central heating and a thirteen panel solar PV system, comprises:

ACCOMMODATION

Double glazed porch with hardwood door to:

ENTRANCE HALL

Access to loft. Tiled floor. Door to cloaks cupboard and airing cupboard. Doors to:

SITTING / DINING ROOM

Double glazed windows to three aspects, sliding patio door to rear leading to conservatory, radiators and fireplace.

CONSERVATORY

UPVC double glazed construction with doors to aspects onto garden.

KITCHEN / DINER

Fitted with a range of base and wall mounted units, with fitted oven, hob and extractor. 1 and a 1/2 sink and drainer unit. Double glazed window and door to rear aspect.

PRINCIPAL BEDROOM

Double glazed window. Fitted wardrobes to one wall, radiator, door to:

ENSUITE

Three piece suite comprising; free standing roll top bath; vanity wash hand basin and low level W.C. Double glazed window and radiator.

BEDROOM TWO

Fitted wardrobe to one wall. Double glazed window and radiator.

BEDROOM THREE

Double glazed window and radiator.

BATHROOM

Refitted three piece suite comprising; bath, vanity wash hand basin and low level W.C. Double glazed window and radiator.

OUTSIDE

To the front of the property is a driveway providing parking for several vehicles with mature tree and shrub borders. Gated side access leads to the rear garden which is paved with a variety of mature trees and shrubs, pergola with a small garden shed to one corner.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E.

SERVICES

Mains gas, water, electricity and drainage.

AGENTS NOTE

Subsequent to the EPC assessment a 13 panel solar PV system has been fitted.

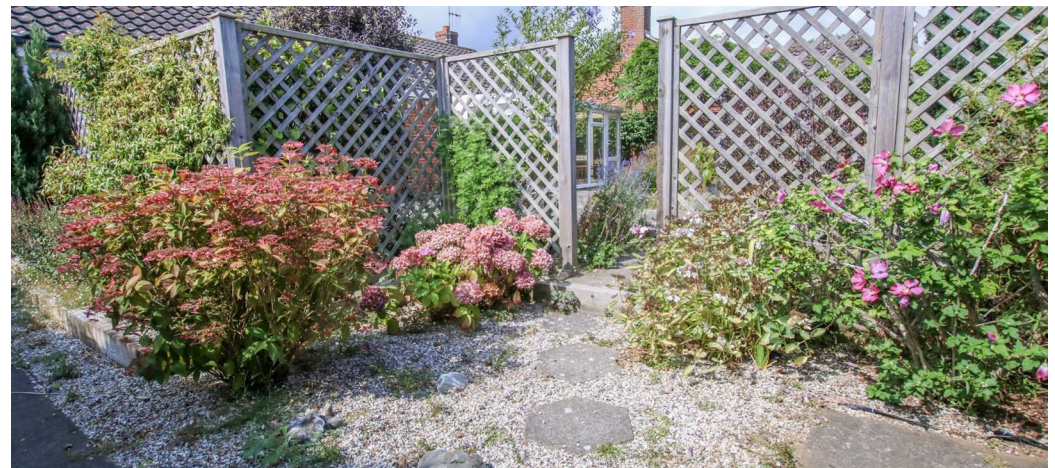
VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20618/RDB.

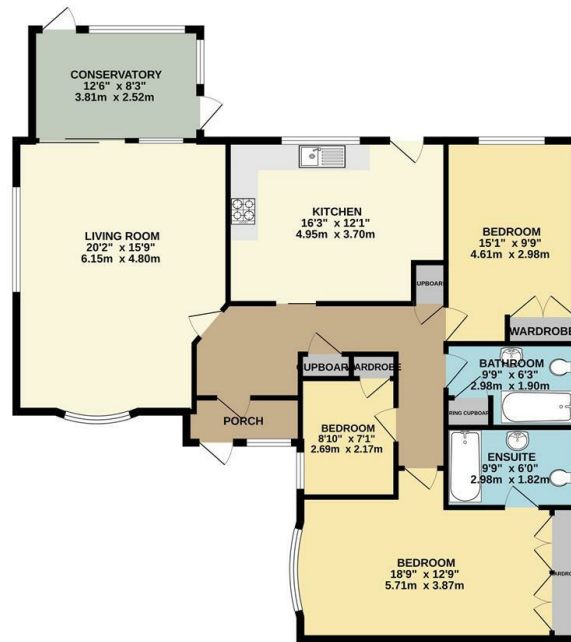
FIXTURES & FITTINGS

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.

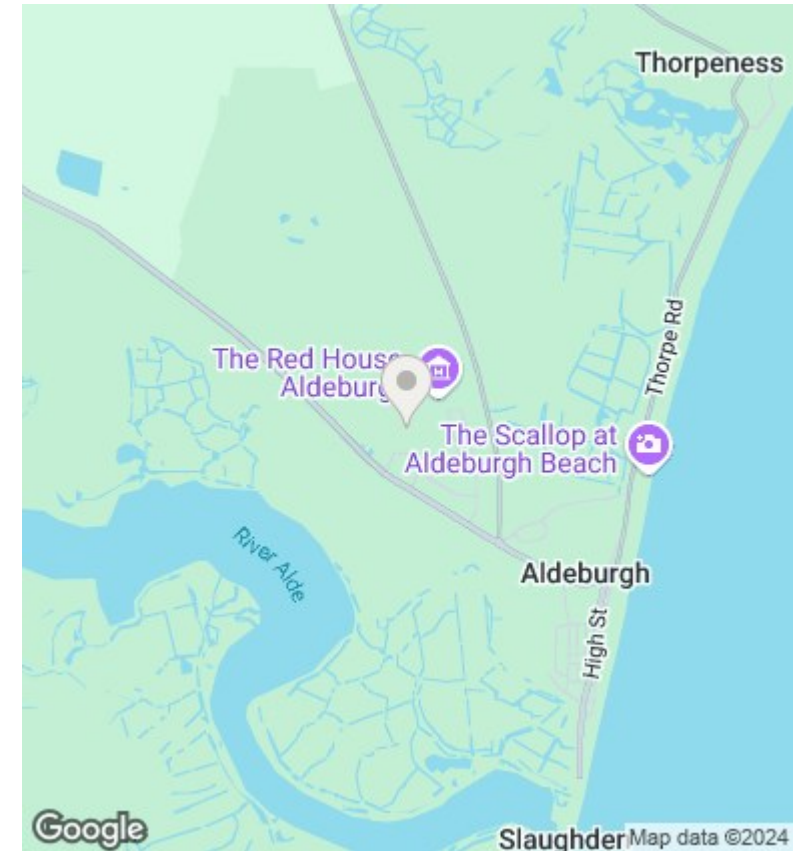




GROUND FLOOR
1319 sq.ft. (122.5 sq.m.) approx.



TOTAL FLOOR AREA: 1319 sq.ft. (122.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given for their operation or efficiency over time.
Made with Hozonplan ©2021



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		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(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