



Aldeburgh,

Guide Price £350,000

- No Onward Chain
- Off Road Parking To The Rear
- Gas Central Heating
- Three Bedrooms
- Large Garden
- Double Glazing
- Two Reception Rooms
- Walking Distance to Town Centre
- EPC - C

Saxmundham Road, Aldeburgh

Situated in this sought after location, is this spacious three bedroom semi-detached house with garden and off road parking to the rear. 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: B



DESCRIPTION

Flick & Son and pleased to be able to offer this spacious three period semi-detached house for sale with no onward chain. Set well back from the Saxmundham Road in an elevated position with a large front garden, a pathway leads to the front entrance door and a side passage opens to the rear well proportioned rear garden with off road parking via Franklin Close. The accommodation with gas central heating and double glazing comprises:

ENTRANCE PORCH

Double glazed with entrance door to:

ENTRANCE HALL

Staircase rising to the first floor.

SITTING ROOM

Cast iron fireplace. Windows overlooking front and rear gardens.

DINING ROOM

Bay window overlooking the front garden.

KITCHEN

Window overlooking the rear garden. Entrance door to rear porch and garden. Fitted store cupboards, work surface and single drainer sink unit. Larder cupboard.

SEPARATE W.C.

FIRST FLOOR

LANDING

BEDROOM

Windows to front and rear elevations. Built in cupboard.

BEDROOM

Window to front elevation.

BEDROOM

Window to rear elevation.

BATHROOM

Suite comprising panel bath and hand basin, tiled surrounds, opaque window.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20654/RDB.

FIXTURES & FITTINGS

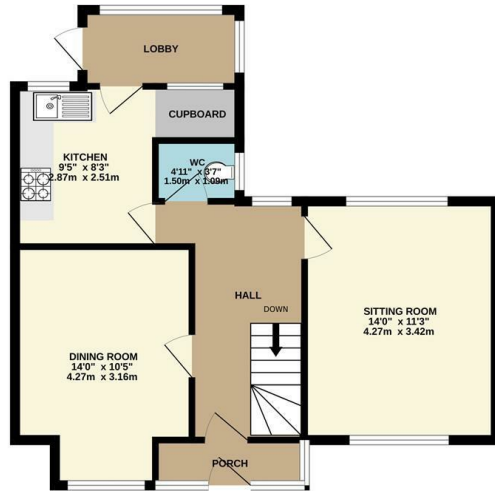
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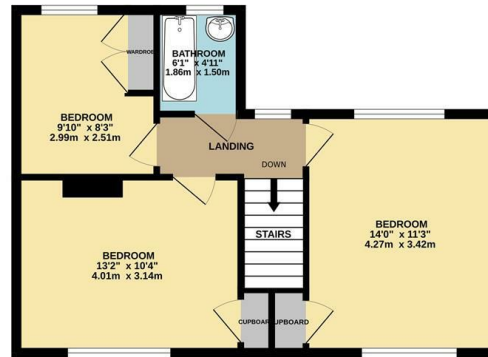




GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



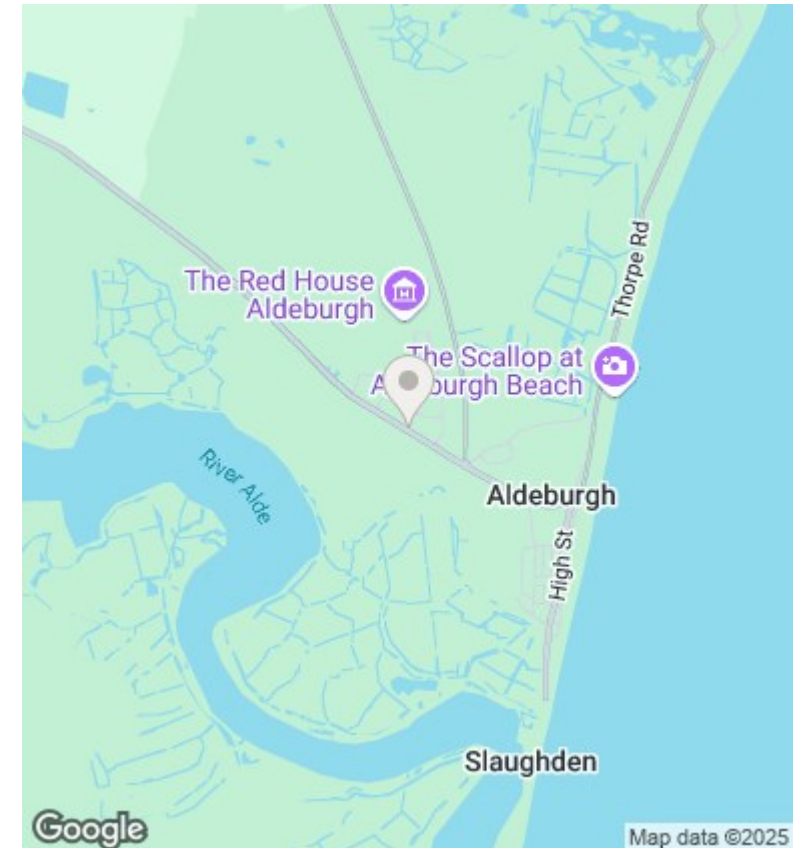
1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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