



Aldeburgh,

Guide Price £240,000

- No Onward Chain
- Requires Modernisation
- Double Glazing
- Three Bedrooms
- Split Level Sitting/Dining Room
- Gas Central Heating
- Close to Town Centre
- Garden
- EPC - Awaiting

Leiston Road, Aldeburgh

An end terrace house in this popular street situated within walking distance to the town centre 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: B



DESCRIPTION

A period end terrace cottage situated in a convenient location close to local supermarkets and within walking distance of the town and seafront. The accommodation with gas central heating and double glazing features a split level double reception room, galley kitchen and ground floor bathroom with a separate W.C. To the first floor are three bedrooms, the third bedroom being accessed from bedroom two. To the rear is a small courtyard leading over a shared pathway to a garden with flowering plants and shrubs.

ACCOMMODATION

SITTING/DINING ROOM

A spacious split-level room divided by glazed sliding doors, double glazed windows to front and rear. Enclosed staircase to first floor.

KITCHEN

Fitted with a range of wall and base units, work surfaces with tiled surrounds and sink unit. Window and rear entrance door.

BATHROOM

White suite comprising bath and hand basin. Separate W.C.

FIRST FLOOR

LANDING

BEDROOM ONE

Window to front.

BEDROOM TWO

Window to rear. Connecting door to:

BEDROOM THREE

Window to rear.

OUTSIDE

To the front is a gate which gives access to a small front garden. To the rear is a courtyard area, the main garden is situated across a footpath over which neighbouring properties have a right of way.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

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: 20667/RDB.

FIXTURES & FITTINGS

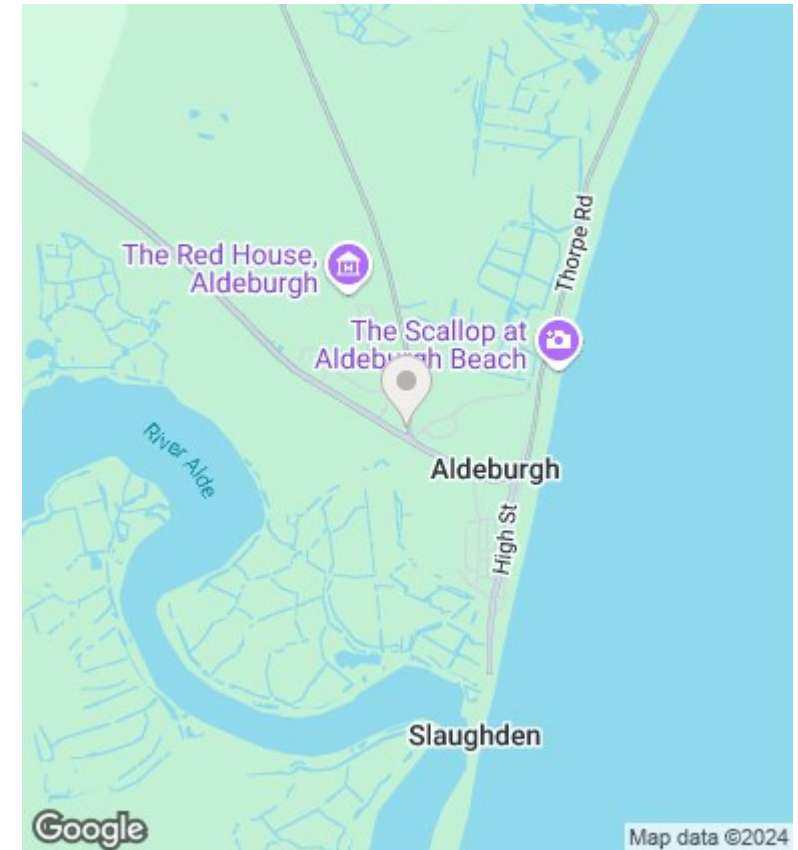
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AWAITING FLOOR PLAN



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