



## Aldeburgh,

Guide Price £300,000

- No Onward Chain
- Stylish Ground Floor Bathroom
- Double Glazing
- Two Bedrooms
- Sitting Room
- Gas Central Heating
- Fitted Kitchen/Diner
- Modern Summer House - available subject to negotiation
- EPC - C



# Leiston Road, Aldeburgh

A beautifully presented mid terrace cottage with garden and modern summer house (available subject to negotiation). 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 particularly well presented mid terrace cottage situated within walking distance from the town centre and sea front. Set back from the road behind a small front, this delightful cottage is the perfect bolt hole in this most popular of coastal towns. The accommodation with gas central heating and double glazing features:

## ACCOMMODATION

### SITTING ROOM

Entrance door and window to front elevation. Cast iron fire place with fitted cabinet to one side.

### KITCHEN/DINING ROOM

Fitted with a range of base and wall cupboards, wood block work surfaces with enamel sink unit and flex mixer tap. Fitted electric oven and gas hob with stainless steel splash back, cooker hood over. Concealed fridge. Window to rear elevation.

### LOBBY

Entrance door to rear garden. Cupboard housing gas central heating boiler.

### BATHROOM

Suite comprising panel bath with shower over, tiled surround, hand basin with storage below and W.C.

## FIRST FLOOR

### LANDING

### BEDROOM

Window to front elevation.

### BEDROOM

Window overlooking the rear garden.

### 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](mailto:aldeburgh@flickandson.co.uk)

Tel: 01728 452469 Ref: 20708/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.

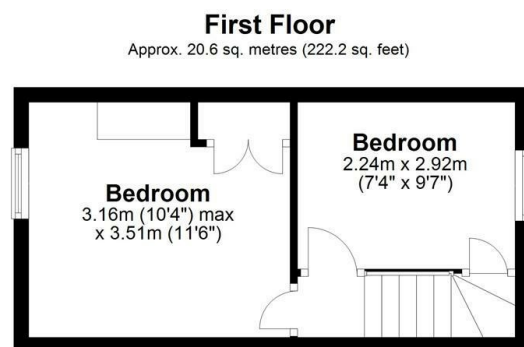
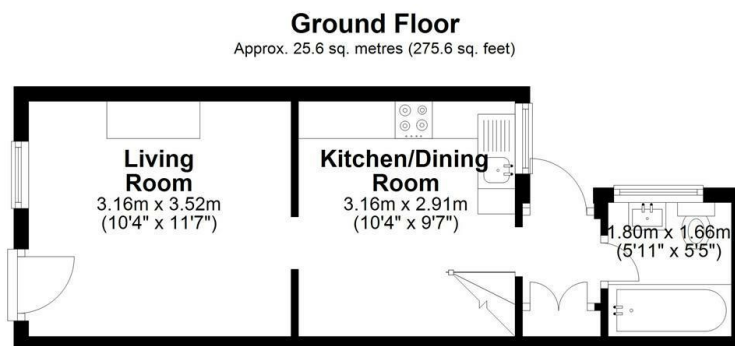
## AGENTS NOTE

Summer House available subject to negotiation.

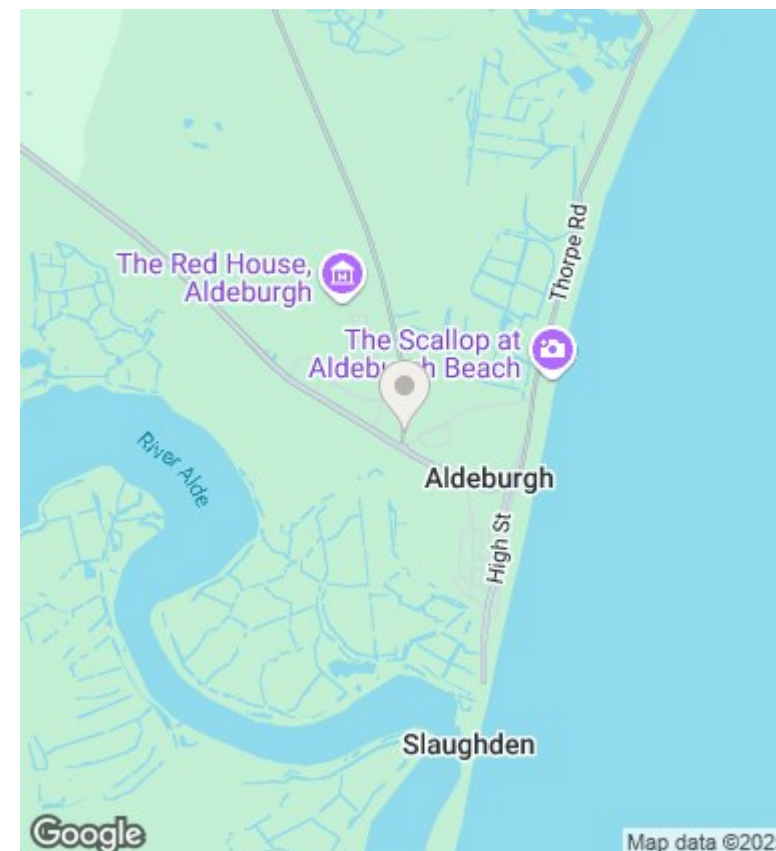








Total area: approx. 46.3 sq. metres (497.8 sq. feet)

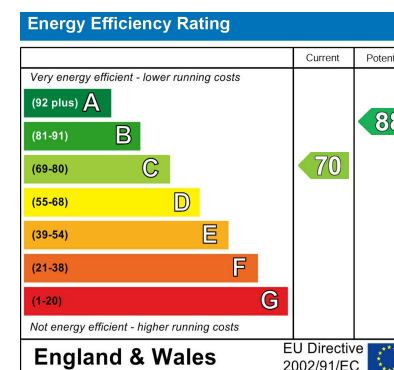


## Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)