



Aldeburgh, Suffolk

Guide Price £595,000

- No Onward Chain
- Parking
- Open Plan Living
- Spacious Cottage
- Cottage Garden
- EPC - C
- Balcony with Views over Yacht Club
- Two Double Bedrooms

Park Road, Aldeburgh

A view with a view, parking, character and located just off the high street! This character cottage has it all. 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: C



DESCRIPTION

A view with a view, parking, character and located just off the high street! This character cottage has it all. Flick & Son are delighted to be able to offer for sale this two double bedroom spacious cottage. The property benefits open plan living, garden, parking and a sun deck off the main bedroom with views over the yacht club. The property is being offered chain free. Early viewing advised.

LOCATION

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ACCOMMODATION

Hardwood door to:

OPEN PLAN LIVING

Sash window to front aspect, stairs to first floor with storage cupboard under, radiator. Double glazed door to conservatory. Kitchen area has cottage style matching base and wall mounted units. Double sink and drainer unit. Fitted NEFF five ring hob with extractor over. Fitted NEFF oven, integrated dishwasher, fridge and freezer.

SUMMER ROOM

Double glazed door to rear leading to garden, part glazed roof and tiled floor.

LANDING

Access to loft, radiator, doors to:

BEDROOM

Access to loft, radiator, doors to:

BEDROOM

Double glazed door to balcony, radiator.

BATHROOM

Double glazed window to rear aspect, three piece suite comprising low-level WC, pedestal wash hand basin, bath with shower over. Heated towel rail. Door to airing cupboard housing hot water cylinder and boiler.

OUTSIDE

Double glazed window to rear aspect, three piece suite comprising low-level WC, pedestal wash hand basin, bath with shower over. Heated towel rail. Door to airing cupboard housing hot water cylinder and boiler.

TENURE

Freehold.

OUTGOINGS

Council Tax currently Band C.

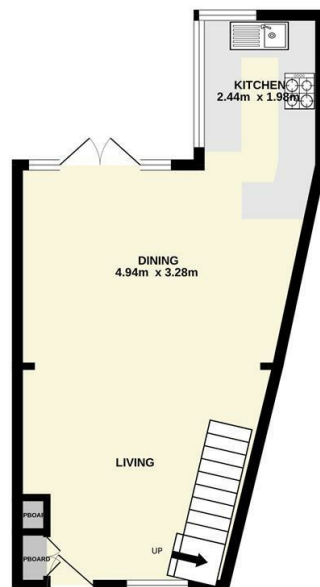
VIEWING

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20057/PG.

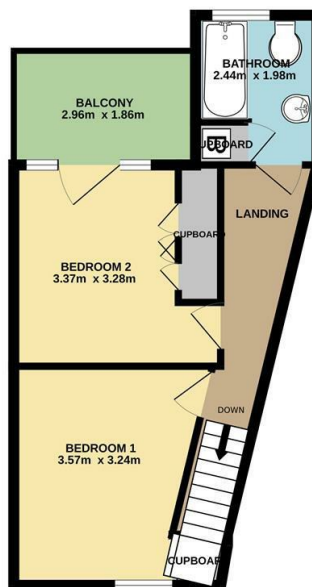
FIXTURES & FITTINGS

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.

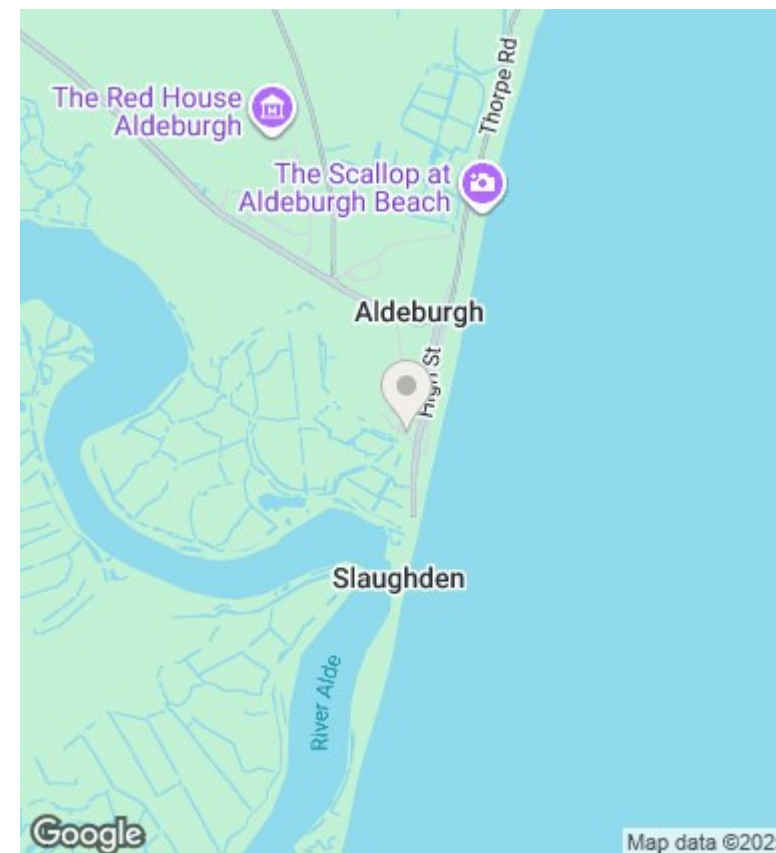
GROUND FLOOR
33.5 sq.m. approx.



1ST FLOOR
33.0 sq.m. approx.



TOTAL FLOOR AREA: 66.5 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, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(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

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.

Viewings

Viewings by arrangement only. Call 01728 452469 to make an appointment.