



Aldeburgh, Suffolk

Guide Price £495,000

- No onward chain
- Open plan living
- Double glazed
- Secluded town position
- Wood burner
- Gas central heating
- Close High Street & Beach
- Store with water & electricity connected
- EPC -D

Town Steps, Aldeburgh

A delightful two bedroom cottage tucked away in a secluded position just off the Town Steps of Aldeburgh, just a stones throw from the High Street and Beach front.



Council Tax Band: A



DESCRIPTION

A delightful semi detached cottage located in a secluded location at the end of a passageway off the Town Steps in the heart of Aldeburgh ideally situated for access to the High Street and sea front. At the front of the property is a part walled courtyard garden with a brick and tile outbuilding/studio with power points, lighting and plumbing for washing machine. The south facing private courtyard leads to double glazed French doors opening to the open plan sitting/dining room and kitchen. On the first floor the property has two well proportioned bedrooms and a bathroom.

LOCATION

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.

ACCOMMODATION

OPEN PLAN SITTING/DINING ROOM & KITCHEN

Double glazed French doors to courtyard garden with double glazed windows and glazed roof. Fireplace with wood burning stove. The kitchen area is fitted with a range of base and wall units, work surfaces with 1 ½ bowl single drainer sink unit with mixer tap

and tiled surrounds. Plumbing for dishwasher, Fitted electric oven and gas hob with cooker hood over. Open tread staircase to first floor.

FIRST FLOOR

LANDING

BEDROOM

Double glazed window to front.

BEDROOM

Double glazed window to front.

BATHROOM

Suite comprising bath, hand basin and W.C. Built in airing cupboard.

TENURE

Freehold. A section of the first floor of the property is subject to a flying freehold

OUTGOING

Council Tax Band currently A. Details can be obtained from the East Suffolk Council.

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: 20274/RDB.

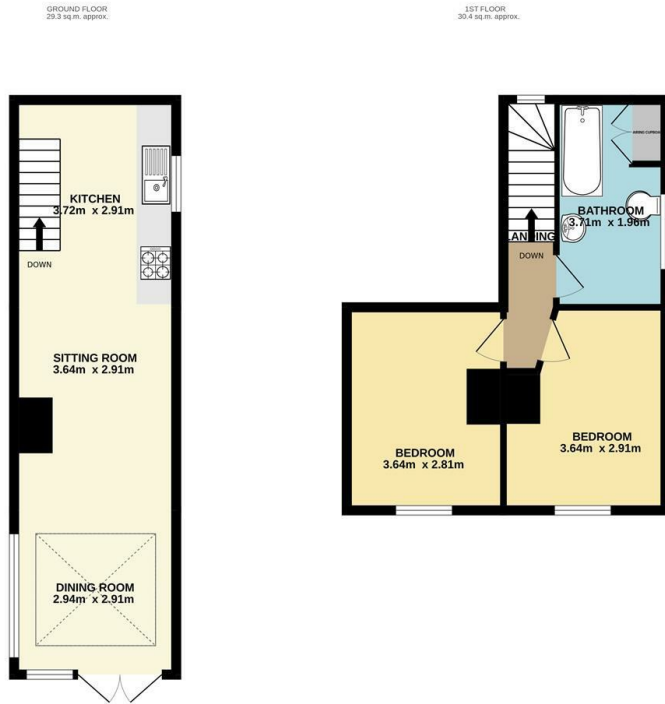
FIXTURES & FITTINGS

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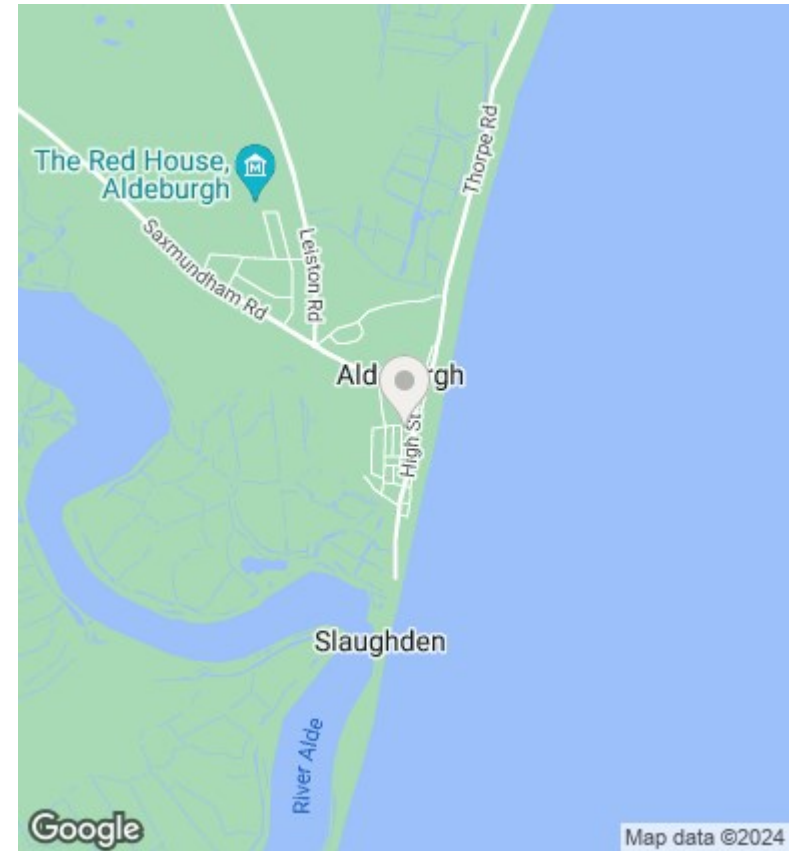
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TOTAL FLOOR AREA: 59.8 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 capacity or efficiency can be given.
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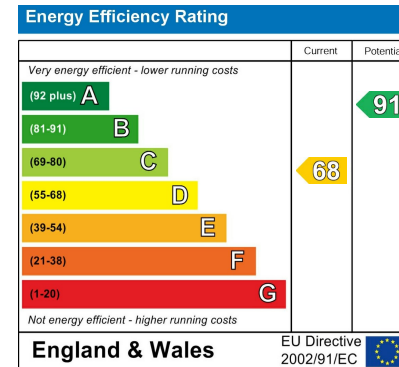


Conveyancing, Surveys & Financial Services

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

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