



Aldeburgh,

Guide Price £310,000

- Two Bedrooms
- Garden
- Double Glazing
- Open Plan Living/Dining Room
- Timber Summer House/Store
- EPC - D
- Walking Distance to Town Centre and Beach
- Fireplace with Wood Burner

Leiston Road, Aldeburgh

A well presented two bedroom mid terrace cottage, situated within walking distance to the High Street and sea front. 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 mid-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 double reception room with polished timber floor boards and a fireplace with wood burner, galley kitchen, lobby/utility and cloakroom. The first floor features two well proportioned bedrooms and a stylish bathroom. To the rear is a small courtyard leading over a shared pathway to a lawn garden with timber summer house.

ACCOMMODATION

SITTING/DINING ROOM

A spacious room, double glazed windows to front and rear. Enclosed staircase to first floor. Polished timber floor and brick fireplace with wood burner, fitted cabinets and book shelves to either side.

KITCHEN

Fitted with a range of wall and base units, wood block work surfaces with upstands and single drainer sink unit. Fitted electric oven and hob with cooker hood over. Concealed dishwasher. Window and glazed stable door to rear.

LOBBY

Woodblock worktop with plumbing for washing machine below.

CLOAKROOM

Wall hung hand basin and W.C.

FIRST FLOOR

LANDING

BEDROOM

Window to front. Ornamental cast iron fireplace. Fitted wardrobe and shelves.

BEDROOM

Window to rear.

BATHROOM

White suite comprising double end bath with shower, elegant polished stone surrounds. Hand basin and W.C. Window to rear.

OUTSIDE

To the front is a gate which allows 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. The garden being laid to lawn and a timber summer house/store.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains gas, water, electricity 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: 20756/RDB.

FIXTURES & FITTINGS

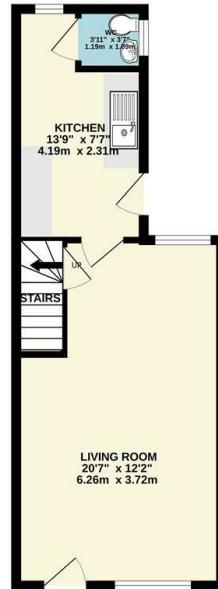
No fixtures, fittings, furnishings or effects save those that are

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.





GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



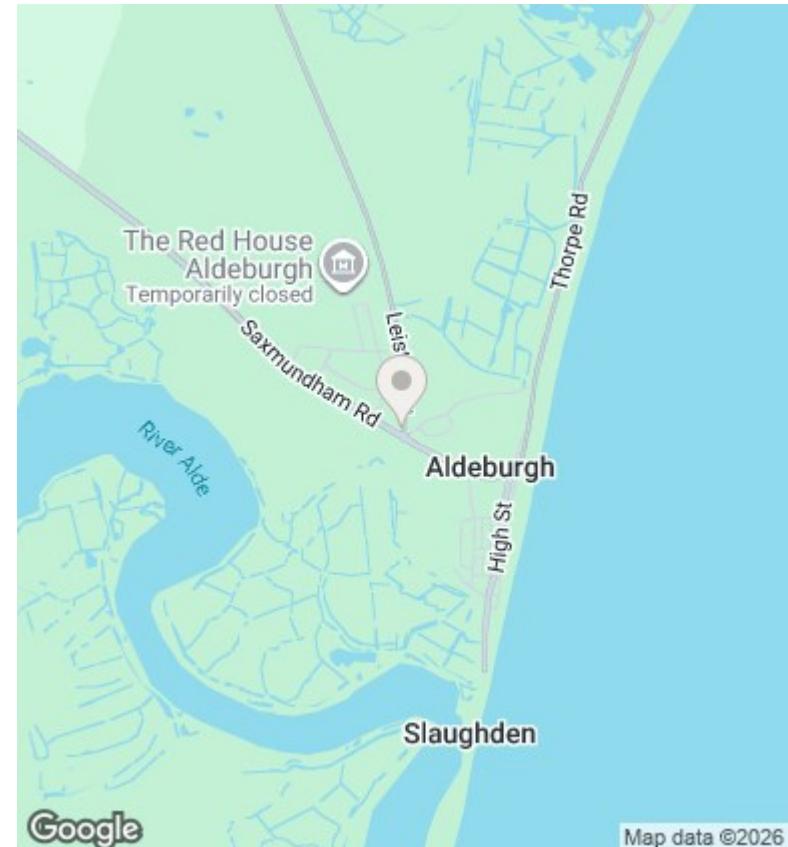
TOTAL FLOOR AREA: 684 sq.ft. (63.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate and not to scale. They are not intended to be used for any purpose other than indicative or cross-referencing. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not a survey and has not been prepared in accordance with the Surveying Act 2002 and no guarantee as to their operability or efficiency can be given.
Made with Archiplot 62025

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, 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 £75 for My Mortgage Planner, £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	88
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(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