Flick & Son
Coast and Country







Saxmundham,

Guide Price £395,000

- River Views
- Two Bedrooms
- Electric Heating
- Garage & Parking
- Links to Sailors Footpath
- EPC - awaiting
- Incredible Location
- Currently a Successful Holiday Let

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

aldeburgh@flickandson.co.uk
www.flickandson.co.uk

Hazelwood Street, Saxmundham

A truly unique opportunity to acquire a two bedroom cottage with estuary views on the edge of Aldeburgh.

2 1 2

Council Tax Band:





Tenure
Freehold

Services
Mains electricity. Shared private drainage. Shared well for water.

Property Description
Found upon a track linking to the famous sailors footpath, this beautiful two bedroom cottage sits in a large & peaceful plot. It has parking for many cars as well as a useful outbuilding. Two garden areas, one to the front and one to the side which benefits from river views.

The property is in good condition, as the current owners run it as a successful holiday let business. Entrance into a conservatory and then the kitchen beyond, A stand out feature is the living room, centred around a beautiful log burner, it has vaulted ceilings giving a great sense of space. Off the kitchen is a large dining room. Completing the downstairs is a shower room with lovely views to the river.

Upstairs is two bedrooms and a toilet. The second bedroom benefits from far reaching views to river and marshes.

Viewing
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

AML
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

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.









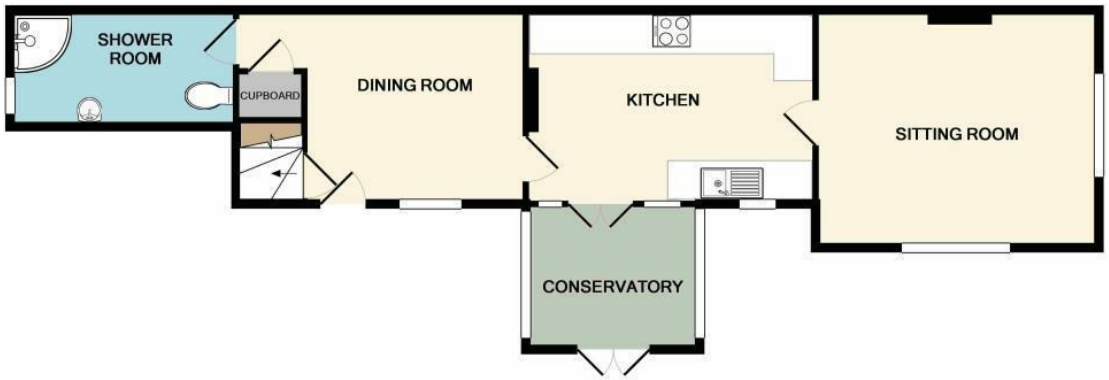




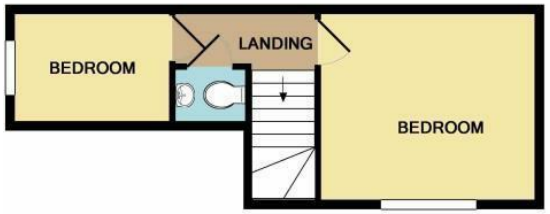








GROUND FLOOR
APPROX. FLOOR
AREA 596 SQ.FT.
(55.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 220 SQ.FT.
(20.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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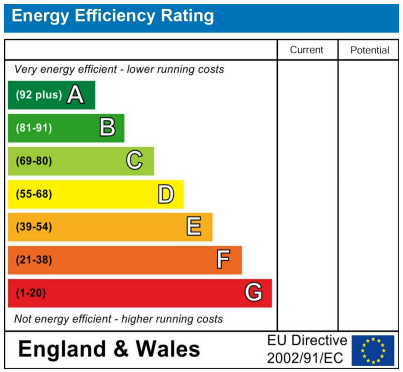


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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

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