



## Aldeburgh,

Guide Price £325,000

- Successful Holiday Let
- Large Shower Room
- Garden
- Sitting/Dining Room
- Three Bedrooms
- EPC - D
- Fitted Kitchen
- Gas Central Heating & Double Glazing

# Leiston Road, Aldeburgh

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 period terraced cottage, currently a holiday let and 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 split level double reception room, stylish fitted galley kitchen and ground floor shower room. On the first floor there are three bedrooms, the third bedroom being accessed from bedroom two, to the rear is a small courtyard leading over a shared pathway to a garden with shingle and paved patio. Screening flowering plants and timber garden store.

## LOCATION

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## ACCOMMODATION

### SITTING/DINING ROOM

A spacious split-level room with sealed fireplace, double glazed windows to front and rear, staircase to first floor with cupboard below.

## KITCHEN

Fitted with a stylish range of shaker style wall and base units, work surfaces with tiled surrounds, fitted electric oven and hob with cooker hood over, fitted fridge/freezer and plumbing for washing machine, double glazed window and stable door to rear.

## SHOWER ROOM

White suite comprising large shower cubicle, hand basin and WC. Opaque window.

## FIRST FLOOR LANDING

### BEDROOM 1

Double glazed window to front.

### BEDROOM 2

Double glazed window to rear. Connecting door to:

### BEDROOM 3

Double glazed window to rear.

## OUTSIDE

To the front is a gate which gives 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 is principally laid to shingle with paved patio area. Variety of flowering shrubs and timber garden shed.

## TENURE

Freehold.

## OUTGOINGS

Council Tax currently Band currently deleted. Further 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](mailto:aldeburgh@flickandson.co.uk) Tel: 01728 452469 Ref: 20212/PG.

## FIXTURES & FITTINGS

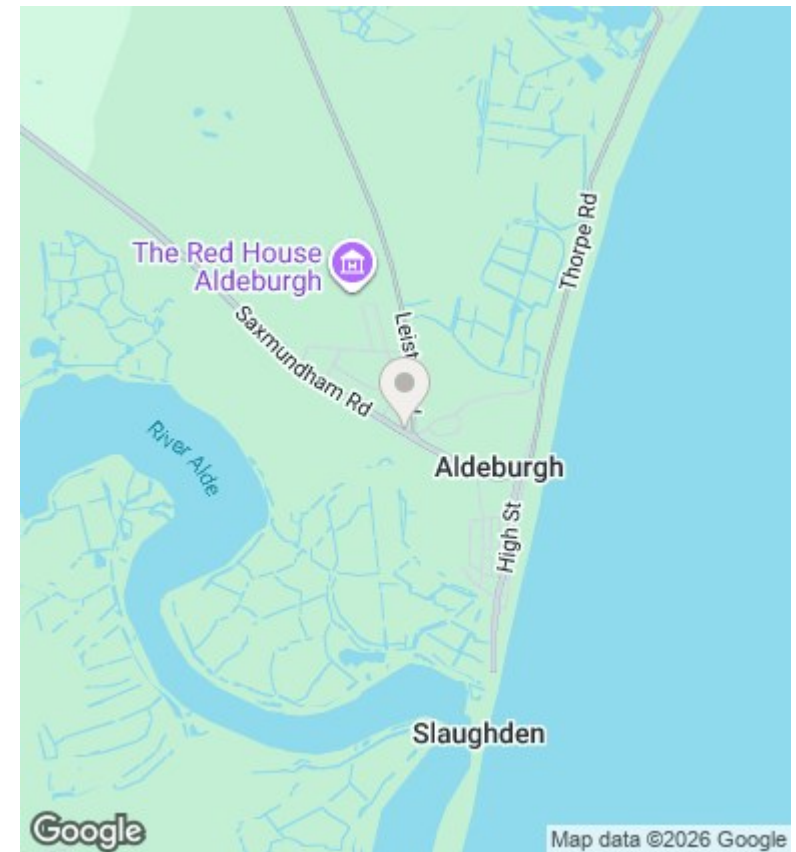
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TOTAL FLOOR AREA: 64.7 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 can be given as to their operation or efficiency on the ground.  
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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>		66	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)