Flick & Son
Coast and Country







Saxmundham,

Guide Price £470,000

- No Onward Chain
- Close to Snape Maltings
- Substantial Potential
- Stunning Views to River Alde
- Three Bedroom Detached Bungalow
- EPC - D
- Large Garden
- Garage & Driveway

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

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

Priory Road, Saxmundham

Occupying a generous plot in a truly exceptional location, Meadowside offers a wonderful opportunity to enjoy village life surrounded by beautiful Suffolk countryside. With far-reaching views across the marshes towards the River Alde and the iconic Snape Maltings, the property enjoys a wonderfully peaceful setting, whilst remaining within easy walking distance of the village's pubs, amenities and attractions.

3 1 2 D

Council Tax Band:





Tenure
Freehold

Property Description
Upon entering, a welcoming hallway provides access to the three bedrooms and shower room.

The principal bedroom enjoys a lovely southerly aspect, with a double-glazed window framing views towards the river. There is also a useful large storage cupboard and access to the loft.

The spacious living room is a particularly appealing feature, with dual-aspect windows allowing plenty of natural light to flood the room and creating a bright and welcoming space.

The kitchen is complemented by a separate utility room and cloakroom, providing practical additional facilities.

Outside
The property is approached via a front garden with a driveway providing off-road parking and access to the garage. Large gates offer an excellent degree of privacy, opening through to the generous rear garden.

A particularly attractive feature of Meadowside is its south-facing rear garden, which enjoys lovely open views across the marshes towards the river and Snape Maltings. Mainly laid to lawn, the garden also benefits from a patio area, ideal for outdoor dining and entertaining, together with a range of useful outbuildings. The generous plot provides plenty of space to relax and enjoy the peaceful surroundings.

Services
Mains electricity, water & sewage. Oil fired CH

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

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.









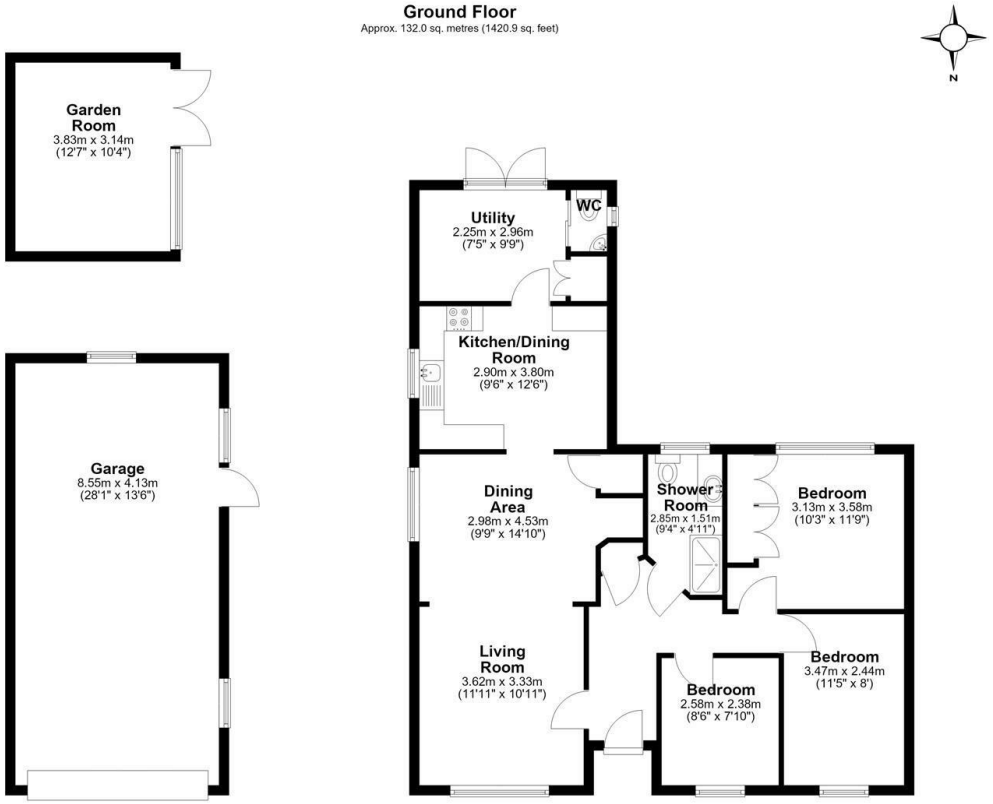




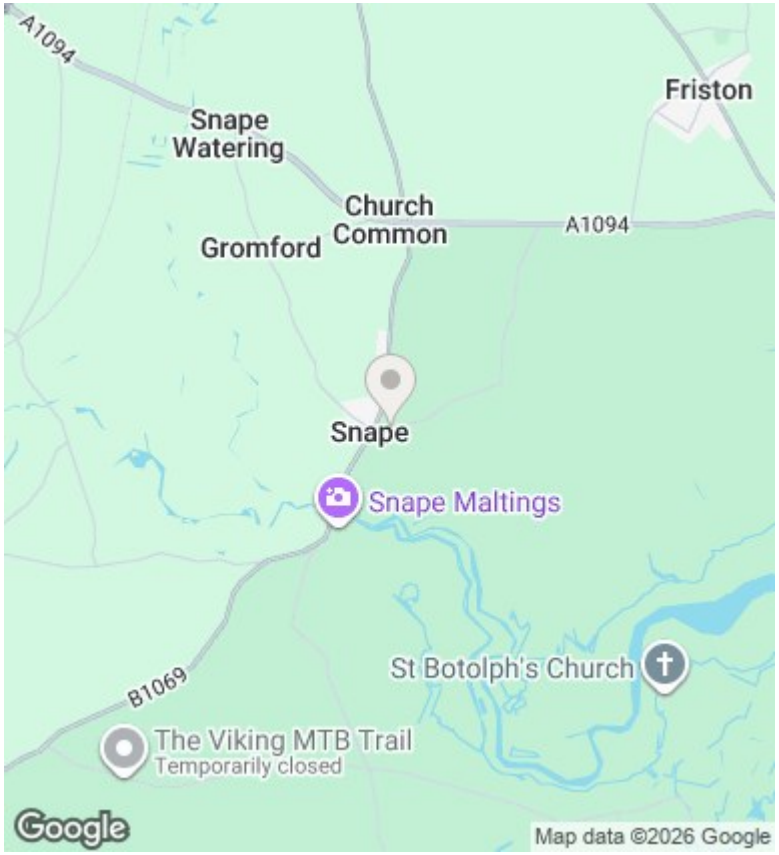








Total area: approx. 132.0 sq. metres (1420.9 sq. feet)

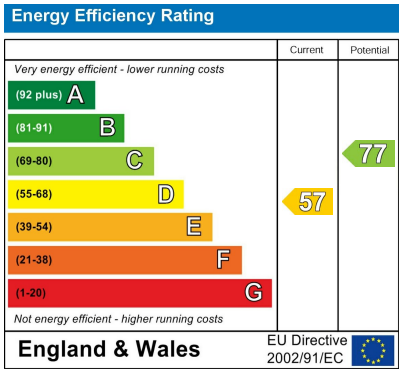


Conveyancing, Surveys & Financial Services

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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