



## Aldeburgh,

Offers In Excess Of £400,000

- Three Bedrooms
- Dining Room
- Garage & Parking
- Staggered Terrace Home
- Living Room
- Garden
- Short walk from the Sea Front
- Kitchen
- EPC - C



# Somerville Lea, Aldeburgh

We are pleased to be able to bring to market this three bedroom staggered terrace home located within a cul de sac, just a short walk to the 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: D



## DESCRIPTION

We are pleased to be able to bring to market this three bedroom staggered terrace home located within a cul de sac, just a short walk to the sea front. Accommodation comprises cloakroom, lounge and dining area, kitchen, three bedrooms and bathroom. Externally the property benefits low maintenance landscaped gardens, garage and driveway. Offered chain free we strongly recommend an early viewing.

## ACCOMMODATION

Part glazed door to:

## ENTRANCE HALL

Stairs to first floor, tiled floor, radiator doors to:

## CLOAKROOM

Two piece suite comprising low-level WC, wash hand basin, radiator, tiled floor.

## LOUNGE

Sealed unit double glazed window to front aspect, feature fireplace with log burner, archway to:

## DINING AREA

Sealed unit double glazed French doors to rear aspect, radiator. Door to:

## KITCHEN

Sealed unit double glazed window to rear aspect, range of matching base and wall mounted units. Fitted oven, hob and extractor, stainless steel single sink and drainer unit, wall mounted boiler, tiled floor. Access to loft doors to:

## BEDROOM

Sealed unit double glazed window to front aspect, fitted wardrobes, radiator.

## BEDROOM TWO

Sealed unit double glazed window to rear aspect, radiator.

## BEDROOM THREE

Sealed unit double glazed window to rear aspect, radiator.

## BATHROOM

Sealed unit double glazed window to front aspect, three piece suite comprising low level W.C, wash hand basin, bath, radiator.

## OUTSIDE

Front garden is shingled with a variety of trees and shrubs with path to front door.

Rear garden is landscaped with paved and shingle area, mature trees and shrubs. Rear courtesy door to single garage with up and over door and driveway for two cars.

## TENURE

Freehold.

## OUTGOINGS

Council Tax currently Band D.

## VIEWING ARRANGEMENTS

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

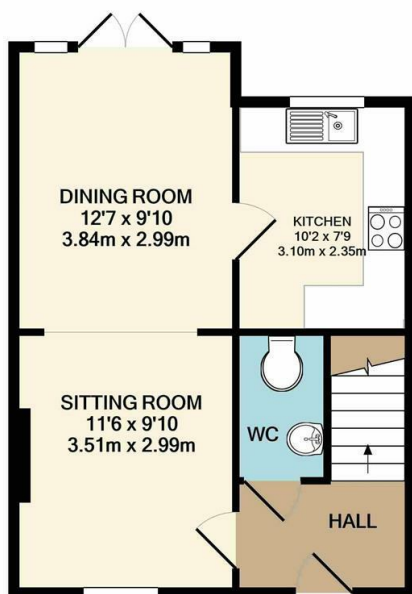
Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)

Tel: 01728 452469 Ref: 20908/RDB.

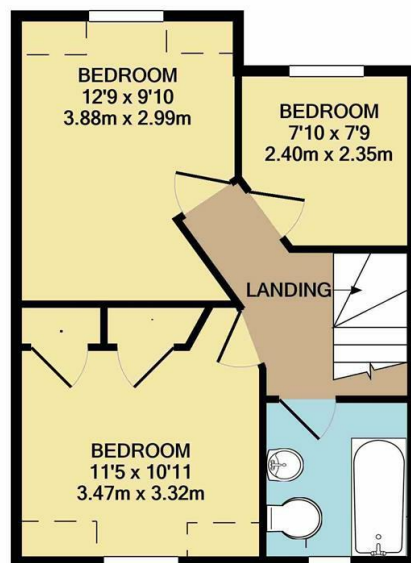
## FIXTURES & FITTINGS

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  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 404 SQ.FT.  
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 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 Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Fixtures & Fittings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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)

## 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.

## Viewings

Viewings by arrangement only. Call 01728 452469 to make an appointment.