



All enquiries Ref: James Paterson



- **Freehold four-bedroom detached bungalow requiring modernisation.**
- **Full vacant possession**

**Location:**

The property is situated on Aldeburgh Road between its junctions with Fitches Lane and Leiston Road. Public transport links include Saxmundham rail station (approx. 4.2 miles away) and a network of local bus services serving the surrounding area. Road links include the B1353 (Aldeburgh Road) and connections to the A12 via the A1094, providing access to Ipswich, Lowestoft, and the wider Suffolk coast. Shopping amenities can be found locally within Aldringham village, including a village shop and pub, with an extensive range of shops, bars, and restaurants available in Aldeburgh and Leiston. Recreational pursuits are readily available locally at the open spaces of Thorpeness Beach and Aldeburgh Beach, the Leiston Leisure Centre, and nearby Haylings Pond and play parks offer opportunities for walking, swimming, and community activities.

**Description:**

Freehold four-bedroom detached bungalow requiring modernisation.

**Accommodation:**

Entrance Hall, Living Room, Kitchen, Bedroom (One), Bedroom (Two), Bedroom (Three), Bedroom (Four), Bathroom/WC.

Outside: Front Garden providing Off-Street Parking, Detached Garage, rear garden

Gross Internal Area GIA (Source: EPC) approximately 97 sq m (1,044 sq ft)

**EPC rating:** G**Council Tax Band:** C**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

