

A pretty mid-terrace cottage requiring complete internal renovation situated in the centre of the village of Alderton, just over a mile from the sea.

OIEO
£115,000 Freehold
Ref: P6401/C

3 The Haven
The Street
Alderton
Suffolk
IP12 3BW



Sitting/dining room, kitchen and downstairs bathroom.
First floor bedroom.
Pretty south facing garden.
On road parking in the vicinity.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

3 The Haven is situated in the pretty village of Alderton, within walking distance of the village shop/post office, doctor's surgery and the sea. Within 3 miles of the property to the West is the popular and unique Ramsholt Arms public house, from where there is sailing on the River Deben. To the south is Bawdsey Quay with sailing centre, café, sandy beach and foot ferry to Felixstowe. Access to shingle beaches at East Lane and Shingle Street (SSSI) are also nearby.

The progressive Bawdsey Primary School is in close proximity. The town of Woodbridge is about 20 minutes by car. This popular town also offers excellent schooling in both the state and private sector as well as pubs, restaurants, shops and businesses. From Woodbridge there are trains to Ipswich connecting with Inter City rail services to London's Liverpool Street station, taking just over the hour.

Description

3 The Haven forms part of a terrace of cottages dating from 1908. They are of brick construction under a tiled roof. Whilst the cottage has UPVC double glazed windows and night storage heaters, it does require complete renovation and modernisation internally.

The Accommodation

The cottage

Ground Floor

A partially glazed door from a shared front porch provides access to the

Sitting/Dining Room 13'3 x 10'8 (4.04mx 3.25m)

South facing UPVC window overlooking the garden. Night storage heater. Fitted shelving. Airing cupboard with lagged hot water cylinder. Stairs to the first floor landing. Door to the kitchen and further door to the





Bathroom

Bath, with shower above, WC and handwash basin. South facing UPVC window.

Kitchen 14'7 x 4'5 (4.45m x 1.35m)

Stainless steel sink with drainer and taps above and cupboard below. Night storage heater. Shelled cupboard. North facing UPVC window. Door leads to the



Rear Lobby

With coal store and door to the rear of the property .

The narrow stairs from the ground floor sitting/dining room lead to the

First Floor

Landing

North facing conservation roof light. Door to the

Bedroom 15' x 9'4 (4.57m x 2.84m)

UPVC window overlooking the garden and with field views beyond. Electric heater. Cupboard with water tank. Further eaves storage cupboard.



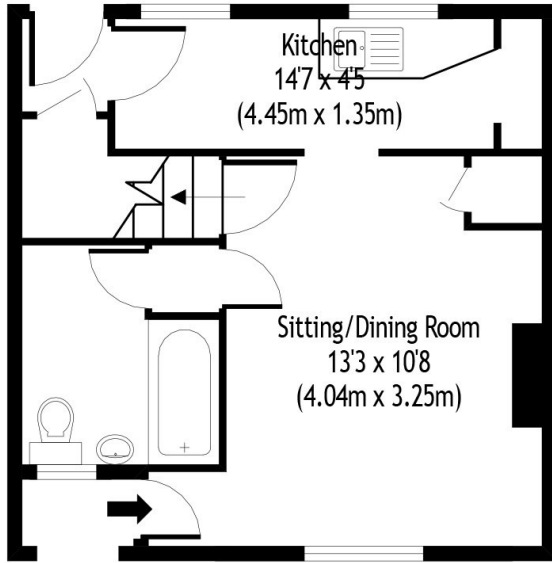
Outside

To the front of the property, the south, is a garden laid to lawn with beds measuring approximately 40' x 13'. There is a path shared by the neighbouring property that leads to the front door. To the rear of The Haven is a pedestrian pathway serving all the cottages.

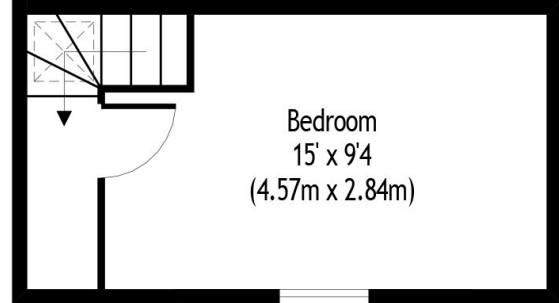




3 The Haven, Alderton
Approx. Gross Internal Floor Area - 461 Sq ft / 43 Sq M



Ground Floor



First Floor



For identification purposes only. Not to scale.
Copyright © fullaspect.co.uk 2020
Produced for Clarke and Simpson



Energy Performance Certificate



3 The Haven, The Street, Alderton, WOODBRIDGE, IP12 3BW

Dwelling type: Mid-terrace house Reference number: 9642-2825-6021-9301-8461
 Date of assessment: 05 December 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 05 December 2019 Total floor area: 45 m²

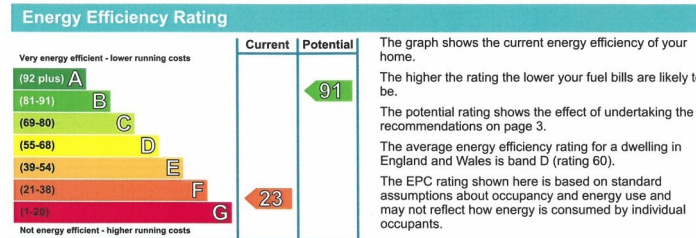
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,217
Over 3 years you could save	£ 3,765

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	
Heating	£ 4,653 over 3 years	£ 1,071 over 3 years	
Hot Water	£ 441 over 3 years	£ 258 over 3 years	
Totals	£ 5,217	£ 1,452	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 681
2 Room-in-roof insulation	£1,500 - £2,700	£ 1,953
3 Internal or external wall insulation	£4,000 - £14,000	£ 357

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Electric heating.

Council Tax Band A; £1,185.21 payable per annum 2020/2021

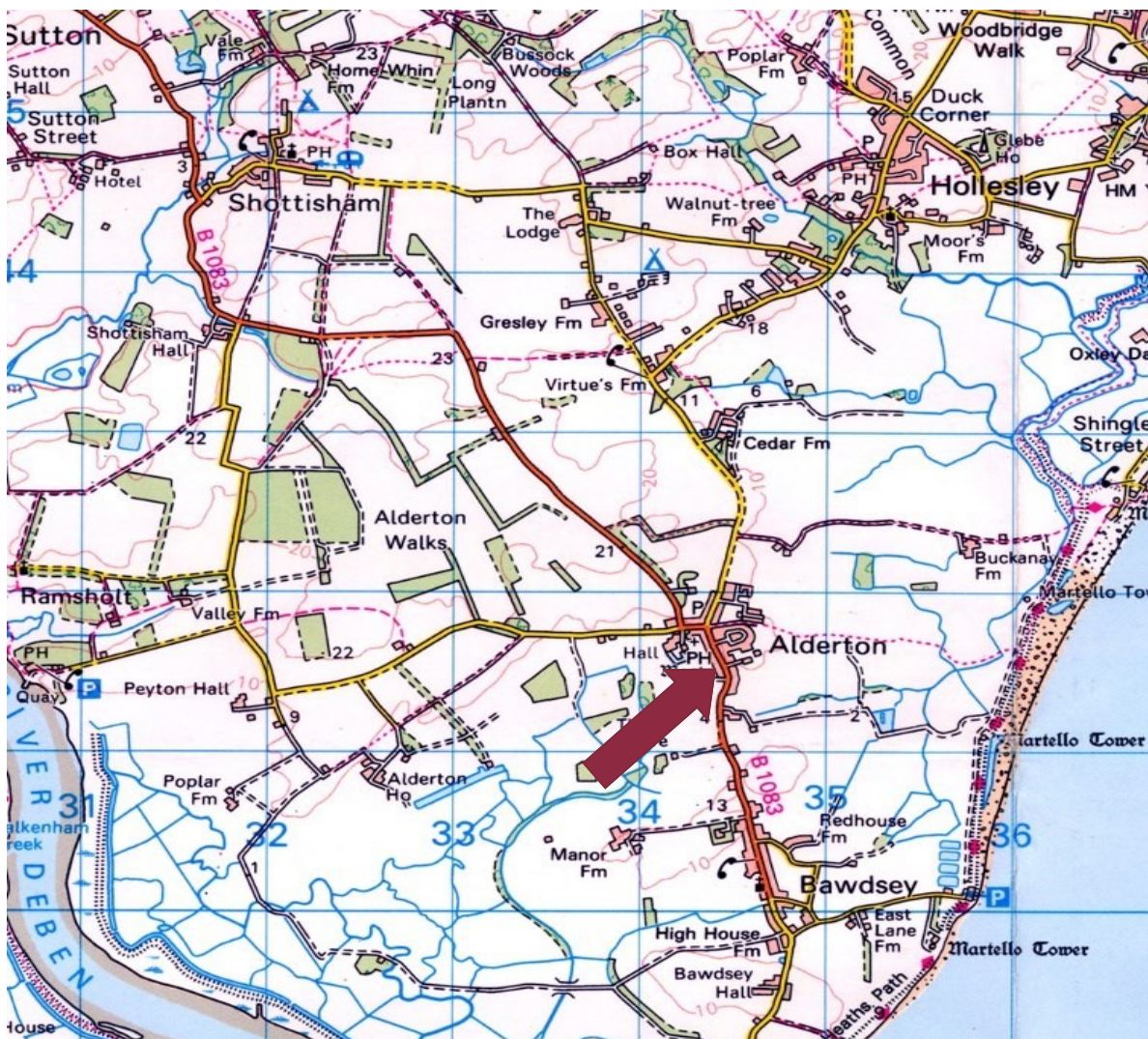
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. The vendor requires offers to be accompanied by a completed Declaration of Interest Form, which can be obtained from the agent.
4. The property will be marketed for a minimum period of 14 days before any offers will be considered or accepted by the vendor (this allows them to demonstrate that they have achieved best value).
5. In cases where applicants are purchasing the property with cash funds, the vendor also requires exchange and completion to take place within 28 days of instructing legal representation and reserves the right to abort the sale if this condition is not met.
6. Ground maintenance payments apply. This is currently £1.78 per month for No. 3.

Directions

From Framlingham proceed south on the B1116. Join the A12 and proceed south towards Woodbridge. At the first roundabout turn left towards Melton on the A1152. Go straight over at the traffic lights and straight over at the next roundabout. Follow the road until reaching a T-junction at Shottisham. Turn right and follow the road into Alderton. Proceed into the village passing the church on the right and the village shop on the left. Proceed past the public house where The Haven will be found a short way along on the right hand side, gable end onto the road. There are paths serving all the cottages to the front and rear. Please access the property from the rear door.



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.