



## Aldeburgh, Suffolk

Guide Price £450,000

- Spacious Town House In favored Road
- Large Double Aspect Sitting/Dining Room
- 3 Bedrooms and First Floor Bathroom
- Close to High Street and Sea Front
- West Facing Courtyard Garden
- Conservation Area
- Gas Central Heating and Double Glazing
- Kitchen/Breakfast Room with Appliances
- EPC - C

# Fawcett Road, Aldeburgh

A charming town villa with west facing courtyard garden within an easy walk of Aldeburgh's High Street and beach and with no parking restrictions on the road outside. A few yards from the top of the town steps leading to Aldeburgh's popular and unique High Street the property is ideally located to take advantage of the wide range of both national and independent retailers and eateries the town has to offer. Aldeburgh is a seaside town, known for the quality of its sailing on the rivers Alde and Ore and its heathland golf course, located within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, and is recognised for its undulating, open countryside, rivers and coastline.



Council Tax Band: D



## DESCRIPTION

Standing in this sought after location close to the top of the town steps this well appointed townhouse features Flemish bond brick elevations below pantile covered roofs.

The property set back from the road with a hand gate and quarry tile footpath leading to the entrance door. A dwarf brick wall protects the small front garden. Entering the property through the opaque panel glazed entrance door with attractive brick archway leads to a spacious hallway with an elegant staircase rising to the first floor landing and with useful storage cupboards below. Two doors from the hallway open to the a spacious double aspect sitting/dining room with bay window to the front elevation and casement doors opening to the rear garden. A panel glazed door from the hallway opens to the kitchen breakfast room which features Shaker style storage cupboards and drawers with wood block work surfaces and butler sink. Fitted appliances include electric oven, gas hob with stainless steel splashback and cooker hood, concealed fridge freezer, dishwasher and washing machine. The wood block work surfaces extend to a breakfast bar and to the rear casement doors open to the garden.

On the first floor the landing has built-in linen cupboard and leads to the three well proportion bedrooms, the two double bedrooms being particularly generous and at the rear is bathroom with large double end bath, freestanding handbasin WC and towel rail.

Outside to the rear is an enclosed and paved secluded courtyard garden enjoying a Westerly aspect with section of decking adjacent to the living room casement doors, timber store and hand gate opening to rear passageway.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently D

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENTS

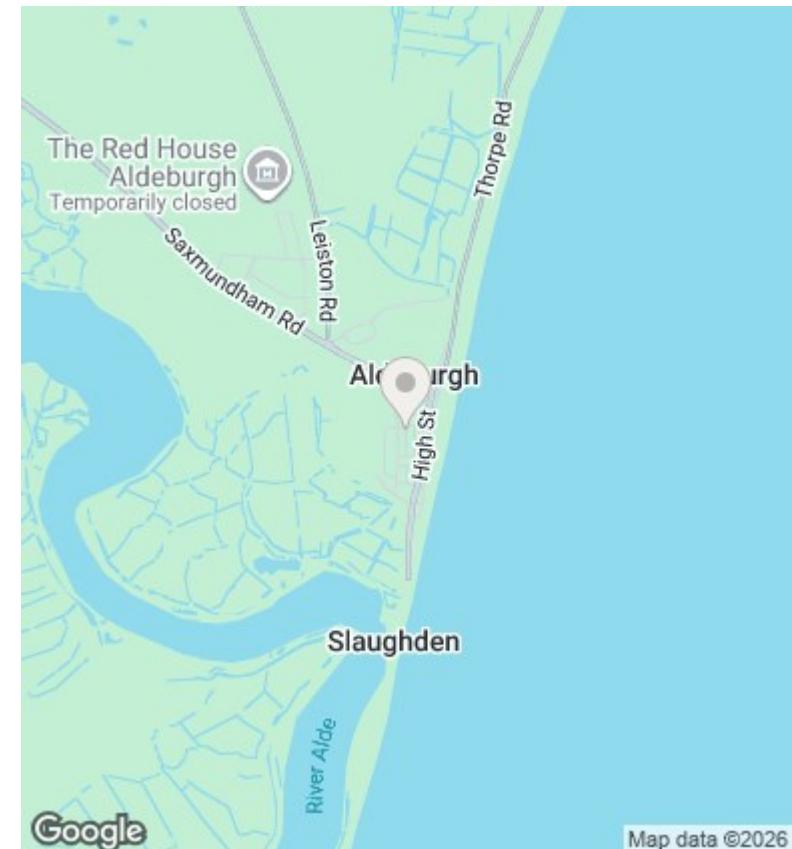
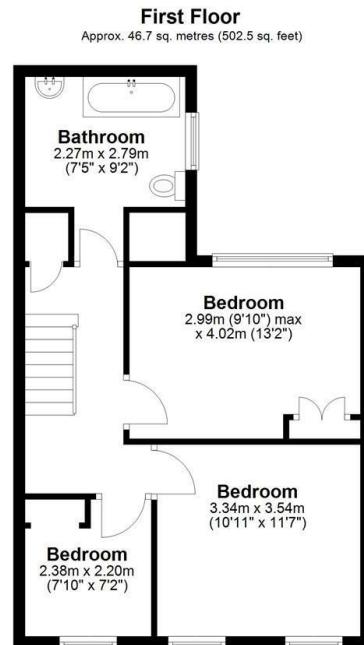
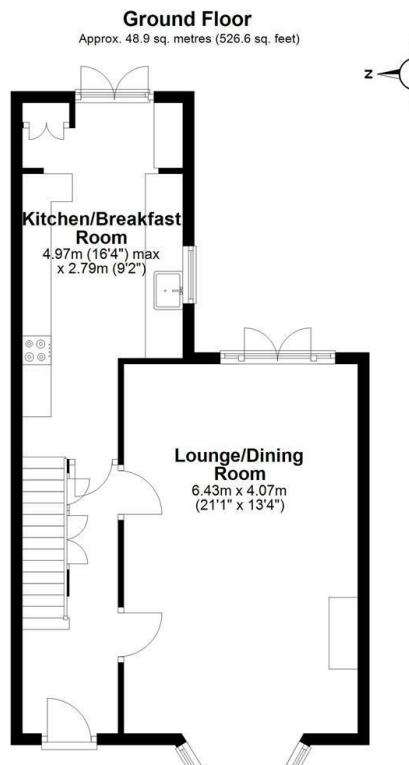
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 21020/RDB.

## FIXTURES AND 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.







## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals 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>		
(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			
England & Wales		71	83
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)