



Aldeburgh,

Offers In Excess Of £425,000

- No Onward Chain
- Three Bedrooms
- Potential to Improve
- Recently Installed Fischer Electric Radiators
- Double Glazing Throughout
- EPC: E
- Walking Distance To The Beach & High Street
- Period Charm

Lee Road, Aldeburgh

An elegant terraced House in the perfect location. 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:



Tenure

Freehold

Entrance Hallway

A large entrance hallway provides access to the principal ground-floor rooms. Immediately to the left is the living room.

Living Room

A generously proportioned space featuring a large bay window that floods the room with natural light.

Dining Room

Slightly further down the hallway, on the left is a good sized dining room, which looks out onto the rear garden

Kitchen

The kitchen which benefits from a freestanding cooker/hob, space for your white goods, and an airing cupboard which houses the hot water tank. Also includes a large traditional larder which can be adapted to a utility room.

Master Bedroom

The Master bedroom is an impressive size, with large front-facing windows, allowing plenty of natural light to flood in. The bedroom benefits from a built-in wardrobe providing useful hanging space

Bedroom Two

The second bedroom is another good-sized double overlooking the rear garden, with an additional cupboard suitable for storage or hanging space.

Bedroom Three

The third bedroom is bright and welcoming, also enjoying views over the rear garden

Bathroom

A well-proportioned bathroom fitted with a bath, WC and freestanding washbasin

Outside

Leading directly from the kitchen is a charming east-facing garden, complete with a shed, brick-built store and outside toilet

Services

Mains; Electric, Water and sewage.

Heating is recently installed, low energy heat retentive ceramic core radiators in the style of Fischer

Viewing Arrangements

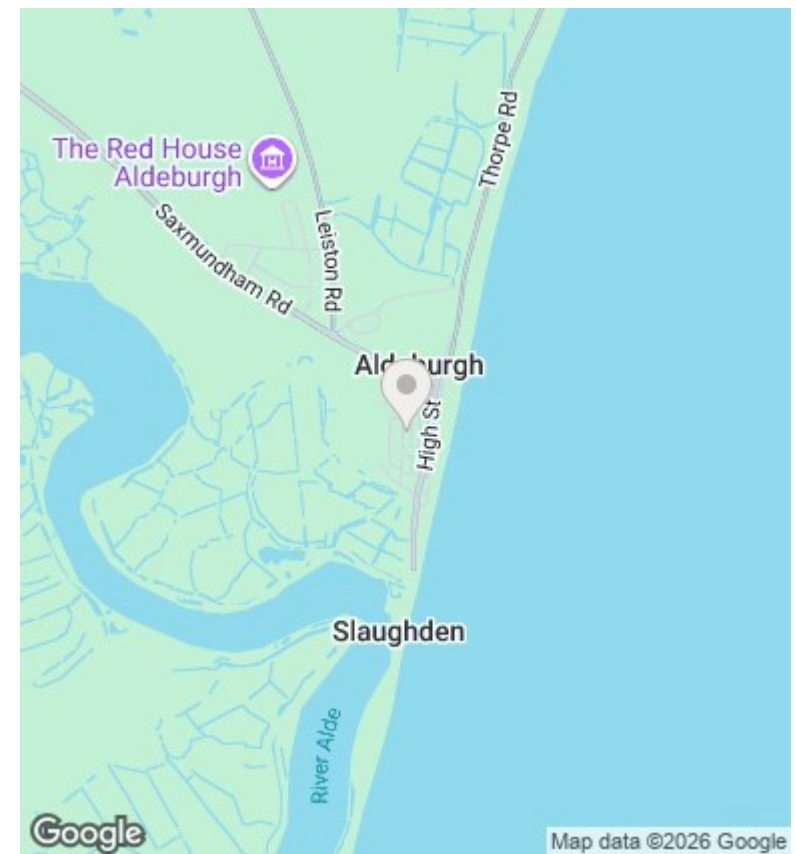
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469

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.





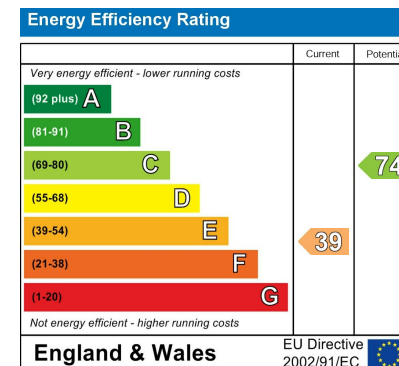


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, 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