Flick & Son
Coast and Country

Snape, Saxmundham

Guide Price £375,000

- Charming Village Cottage with Estuary View
- Double Reception Room with Fireplace
- Kitchen, Utility & Cloakroom
- Planning Consent to Extend
- Delightful Private Gardens
- Fischer Electric Radiator Heating
- Three Bedrooms
- Parking & Garage
- EPC - Awaiting

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

aldeburgh@flickandson.co.uk
www.flickandson.co.uk

The Street, Snape

Snape is home to the internationally famous Snape Maltings Concert Hall, surrounding shops and café, Snape is equidistant between the Mediaeval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and all connected by the Rivers Alde and Ore. The nearby market town of Saxmundham benefits from a branch line railway station that connects to London Liverpool St via Ipswich and two supermarkets and only a few miles away Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.

3 1 1 F

Council Tax Band: B

DESCRIPTION
This attractive end-terrace cottage, with traditional red brick elevations beneath a black glazed pan-tiled roof, is beautifully set within a highly sought-after village on the Alde estuary. Just a short distance from the renowned Snape Maltings Concert Hall and the stunning Suffolk Heritage Coast, the property combines period charm with a welcoming and practical layout.

Planning consent DC/25/1796/FUL has been granted for the construction of a single storey rear extension to reconfigure the ground floor accommodation at the rear creating a spacious kitchen/dining room as well has further enhancements in design. Full details available at; publicaccess.eastsuffolk.gov.uk/

ACCOMMODATION
The central entrance door, with a stained glass panel, opens into a characterful sitting and dining room. Here, exposed wall timbers, a brick floor, and an inglenook-style fireplace with raised slate hearth and timber bresummer create a warm, inviting space. Fitted cabinets and shelving sit to one side of the fireplace, while an enclosed staircase leads to the first floor, with a useful cupboard beneath and a corner cabinet within the dining area.

The handmade kitchen features tiled worktops, fitted storage cupboards and drawers, shelves, an electric hob, double oven and an integrated dishwasher. A window and door open to the rear garden. Beyond is a utility room with further tiled surfaces, plumbing for a washing machine, shelving, and a separate W.C.

Upstairs, the landing leads to three bedrooms. The two principal bedrooms enjoy lovely views towards the Alde estuary and both bedrooms include fitted wardrobes. The principal bedroom also has a fitted linen cupboard. A third bedroom, ideal as a study, overlooks the rear garden and includes a fitted desk. The bathroom provides a bath with shower over, W.C, and wash hand basin with cupboard below.

TENURE
Freehold.

OUTGOINGS
Council Tax Band B.

SERVICES
Mains electricity, water and drainage.

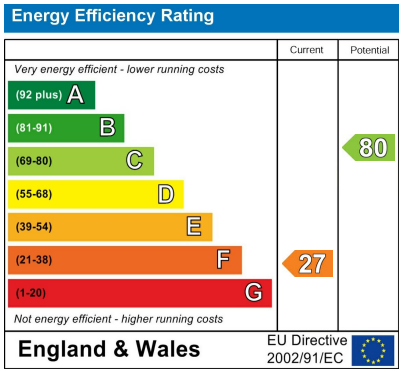
AGENTS NOTE
The parking area is within the ownership of No.2 The Steet with the adjoining two cottages having right of access to their respective garages and properties. Maintenance is understood to be a joint responsibility between the three properties.

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 Ref: 20963/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.

Total area: approx. 80.7 sq. metres (868.3 sq. feet)



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

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

aldeburgh@flickandson.co.uk
www.flickandson.co.uk