

A charming one-bedroom end-terraced period cottage in need of general refurbishment & renovation, in the popular village of Alderton, a short drive from the Heritage Coast at Shingle Street.

Offers In Excess Of
£120,000 Freehold

Ref: P6745/B

1 The Haven

The Street

Alderton

Woodbridge

Suffolk IP12 3BW



Covered porch, sitting/dining room, kitchen and ground floor bathroom.

First floor bedroom.

Enclosed garden to front.

On-street parking.

No forward chain.

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Location

1 The Haven is situated in the pretty village of Alderton, within walking distance of the village shop/post office, doctors' 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. Shingle beaches at East Lane and Shingle Street (SSSI) are also nearby.

The progressive Bawdsey Primary School is in close proximity and 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 rail services to London's Liverpool Street station, taking just over the hour.

Description

1 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 comprises sitting/dining room, kitchen, ground floor bathroom and first bedroom. There is an enclosed garden to the front and on-street parking.

1 The Haven will be marketed for a minimum period of 14 days before any offers will be considered or accepted by the vendor, Flagship Housing (this allows them to demonstrate that they have achieved best value). The vendor requires offers to be accompanied by a completed Declaration of Interest Form, which is available from the agent. Please see 'Notes' towards the end of these details for further information regarding the buying process.

The Accommodation

The House

Ground Floor

A front door under a covered porch provides access to the

Sitting/Dining Room 13'0 x 10'2 (3.96m x 3.10m)

Window to front and floor-mounted electric storage heater. A door opens to the



Kitchen 14'2 x 5'2 (4.32m x 1.57m)

Windows to rear and partially glazed door to **rear porch**, which has a built-in cupboard. The kitchen has a matching range of fitted wall and base units with rolltop work surface incorporating a stainless steel single-drainer sink unit with tiled splashback. Four-ring electric hob with electric oven under. Space for appliances. Floor-mounted electric storage heater.



From the sitting/dining room, a door opens to the

Bathroom

Window to front with obscured glazing. Panelled bath with taps over and tiled surround, pedestal hand wash basin and low-level WC.



Stairs from the sitting/dining room rise to the

First Floor

Bedroom 17'0 x 9'5 (5.18m x 2.87m)

Windows on the gable-end. Two cupboards with eaves storage. Cupboard housing the pre-lagged water cylinder. Floor-mounted storage heater.



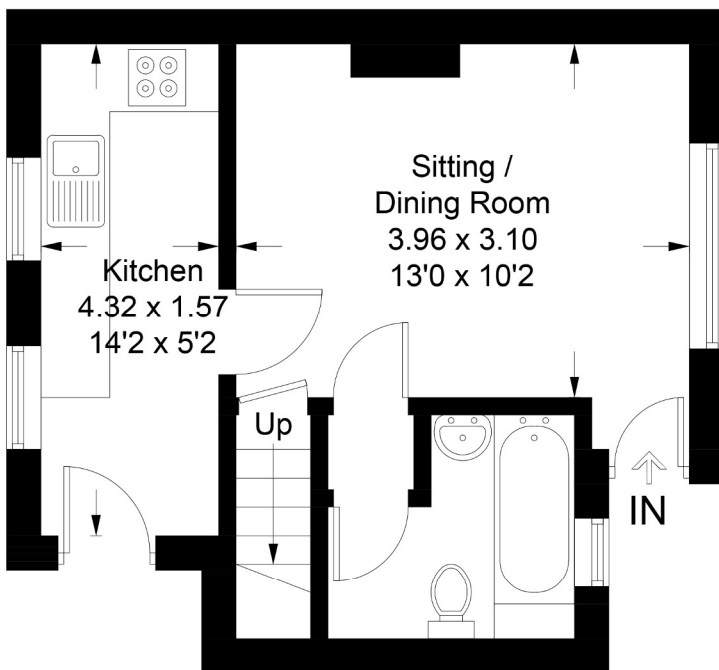
Outside

To the front of the property is a garden with a redbrick wall to one side and a chain-link fence on the other. The garden is mainly laid to lawn with a small paved terrace.

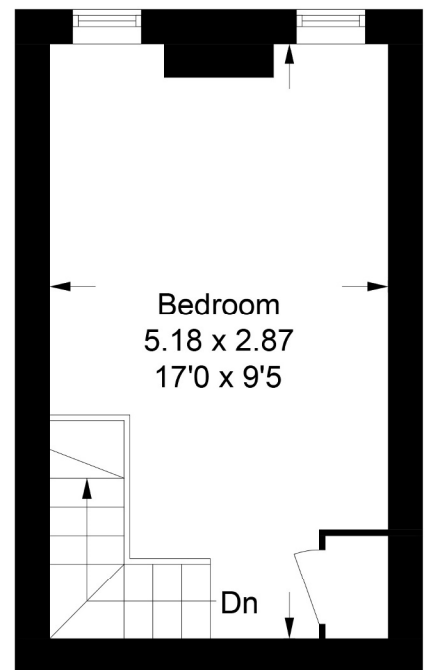
To the rear of the property is a shared pathway that gives access to 1 The Haven and the neighbours, 2-6 The Haven. There is also an outside storage cupboard.



Approximate Gross Internal Area = 41.8 sq m / 450 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent. Please follow current Covid-19 government guidelines.

Services Mains water, drainage and electricity. Electric heating.

Council Tax Band A; £1,230.51 payable per annum 2021/2022.

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

EPC Rating E

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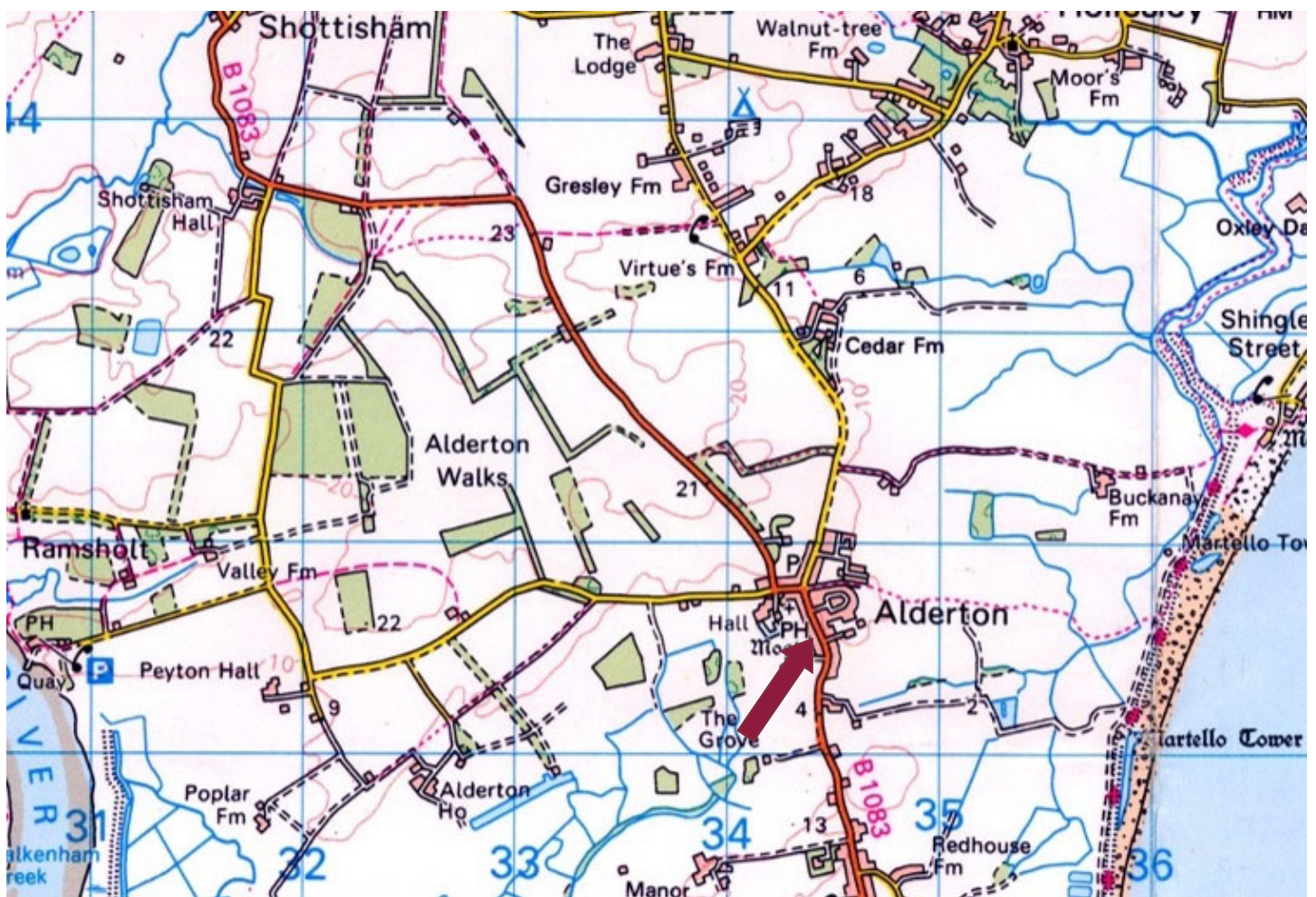
1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. 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. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
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. 1 The Haven is being offered for sale with no onward chain but the vendor, Flagship Housing, 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. The total annual service charge for the property is £21.33.
6. In cases where applicants are purchasing the property with cash funds, the vendor requires exchange and completion to take place within 28 days of instructing legal representatives and reserves the right to abort the sale if this condition is not met.
7. There is an engrossment fee of £120 payable by the purchaser upon completion.

December 2021

Directions

Heading south on the A12 from Wickham Market, upon reaching the first roundabout turn left onto the A1152 towards Melton. Go straight over at the traffic lights and straight over 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 to the front.

For those using the What3Words app: [///game.park.sunflower](http://game.park.sunflower)



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