Flick & Son
Coast and Country







Aldeburgh, Suffolk

Guide Price £625,000

- Completed Chain
- Four Bedrooms
- Gas Central Heating
- Garage & Driveway
- En Suite & Bathroom
- EPC - Awaiting
- Walking Distance of Beach & Shops
- Beautiful Garden

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

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Barley Lands, Aldeburgh

An Immaculately Presented Four Bedroom House with Garage & Driveway. It stands on a development of individually designed and styled houses within a brisk walk to Aldeburgh's High Street and beach beyond.
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.

4 2 1 D

Council Tax Band: D





Tenure
Freehold

ACCOMMODATION

ENTRANCE HALL
Staircase to first floor.

KITCHEN/DINING ROOM
Fitted with a range of units at eye and base level providing a good range of wall and base cupboard and drawer space. Sink perfectly positioned below window looking to frontage..

LIVING ROOM
Cast iron multi fuel stove set in fireplace, Long window bay with door to garden. Under stairs storage cupboard.

FIRST FLOOR LANDING
Doors to bedrooms & bathroom, Access hatch to roof space

BEDROOM ONE
Twin aspect windows. Built-in double wardrobe cupboard. En Suite

EN-SUITE
A Beautifully Modern Room with Walk in Shower

BEDROOM TWO
Two built-in double wardrobe cupboards (one with doors removed) and shelved recess. Storage cupboard.

BEDROOM THREE
A Good Sized Double Bedroom

BEDROOM FOUR
Built-in double wardrobe cupboard

FAMILY SHOWER ROOM
Beautifully modernised by the current owners, this room is perfect to serve the bedrooms

OUTSIDE
The front garden lies behind a white painted timber fence with a brick style pathway leading to the front door with garden space. A gated path leads to the side of the house to the rear garden. The rear garden is fully enclosed by brick walls and timber panel fencing. It is fully paved for ease of maintenance and to provide an excellent "sitting out" area which catches both southerly and westerly sunlight. The added pergola provides the perfect outside dining space

GARAGE
A generously sized single garage with up-and-over door, electric light and power points and with personal door to rear garden

Services
Mains water, electricity, gas and drainage are available

Outgoings
Council Tax currently Band "D"

Viewing
by appointment with Flick & Son, 134 High Street, Aldeburgh, Suffolk, IP15 5AQ. Tel: 01728 452469

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.

AML

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant









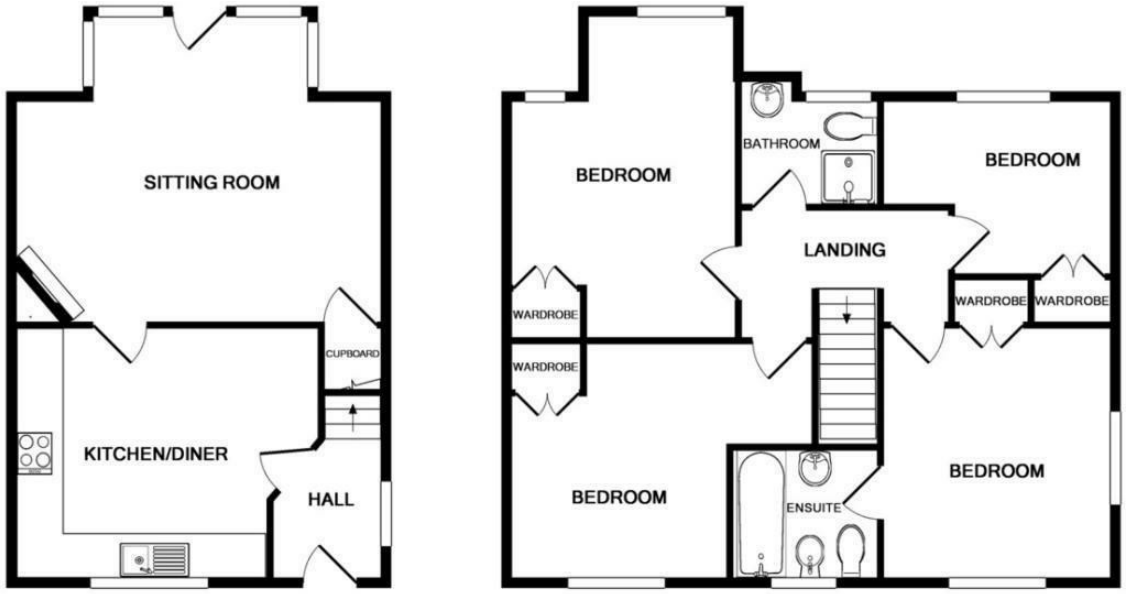










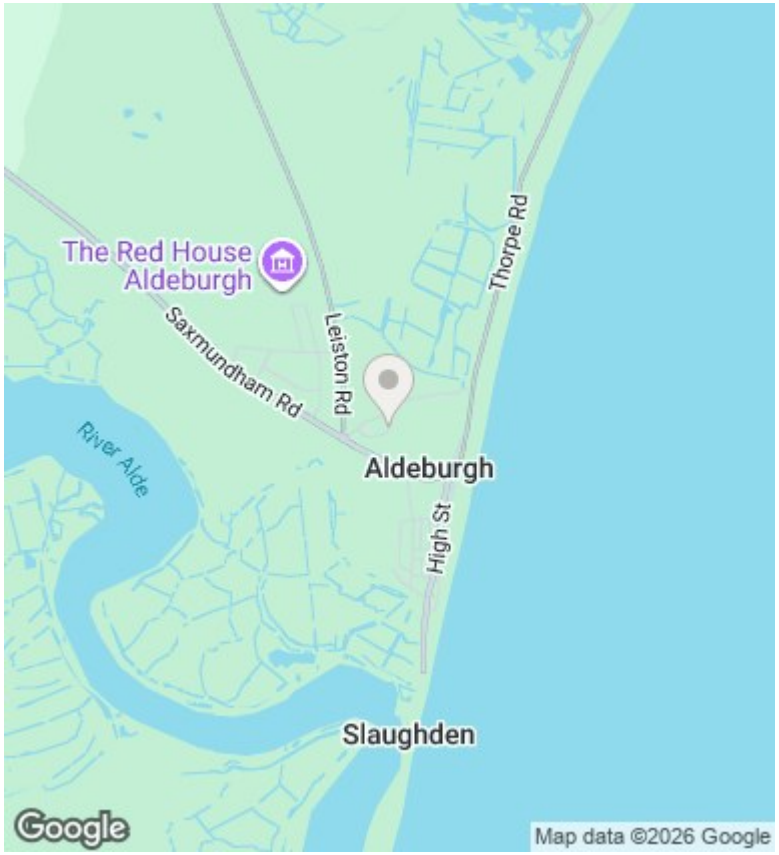


GROUND FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 662 SQ.FT.
(61.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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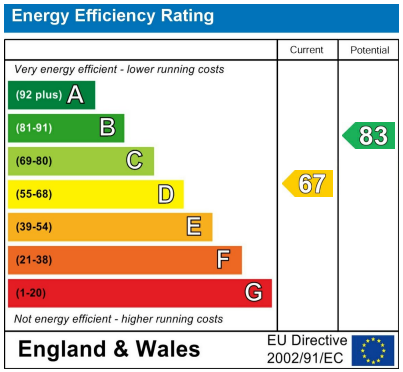


Conveyancing, Surveys & Financial Services

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

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