



Aldeburgh,

Guide Price £350,000

- No Onward Chain
- Upstairs Bathroom
- Electric Heating
- Two Bedrooms
- Living Room, Dining Room & Kitchen
- EPC - Awaiting
- Attractive Frontage & South Facing Garden
- Walking Distance to Beach

Moverley Way, Aldeburgh

A Very Pretty Two Bedroom Semi-Detached House in Aldeburgh, an extremely popular seaside town, renowned for its art and music festival which continue though out the year, connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an versatile 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: C



Tenure

Freehold

Description

Entry is via the front door into a welcoming porch area, which can be closed off from the dining room for added comfort and practicality.

The ground floor offers an excellent flow between the dining room, kitchen, and living room, providing flexibility to enjoy an open-plan feel or to close off individual spaces for a more cosy atmosphere.

The kitchen is fitted with a range of eye-level and base units, with allocated space for a washing machine and fridge freezer, both of which can be included in the sale.

The living room is bright and airy, benefitting from dual-aspect double-glazed windows and double-glazed patio doors that open onto the rear garden. A central open fireplace serves as an attractive focal point.

A straight staircase leads to the first-floor landing, where there are doors to all bedrooms and the bathroom.

The principal bedroom is generously sized, featuring a double-doored airing cupboard and a useful alcove for wardrobes. Dual-aspect double-glazed windows allow for plenty of natural light.

Bedroom two is currently arranged as a twin room and includes a double-glazed window and access to the loft via a hatch.

The bathroom comprises a bathtub, WC, and washbasin, along with a frosted double-glazed window for natural light and privacy.

Outside

The property boasts a highly attractive frontage, featuring a charming white gate that opens onto a shingle driveway, creating an immediate cottage-style appeal.

To the rear, there is a truly stunning south-facing garden with a patio area and lawn. The space enjoys a wonderful sense of privacy, making it ideal for relaxing or entertaining.

Outgoings

Council Tax Band Currently C

Services

Mains Electricity, Water & Sewage. Electric Heating

Viewing

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: aldeburgh@flickandson.co.uk

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.



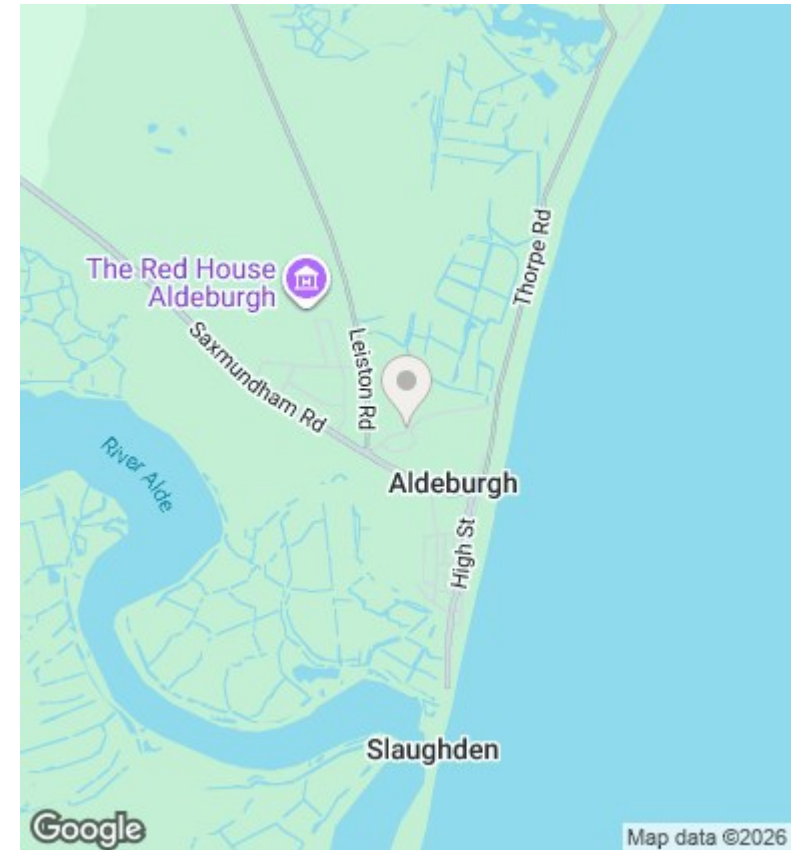


Conveyancing, Surveys & Financial Services

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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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