



## Aldeburgh, Suffolk

Guide Price £435,000

- No Onward Chain
- Open Plan Living
- Open Garden Room
- Rental guide price - £1,100pcm
- Two Bedrooms
- Stylish Fitted Bathroom
- Gas Central Heating
- Landscaped Garden
- Ample Off-Road Parking
- EPC - C

# Saxmundham Road, Aldeburgh

A most attractive semi-detached house having undergone an extensive programme of renovation to create this appealing family home in this most sought after of coastal towns. 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: C



## DESCRIPTION

Having undergone an extensive programme of renovation and re-modelling, this attractive semi-detached house offers contemporary open plan living, predominately double glazed and with gas central heating the accommodation features an entrance hall and cloakroom with WC and hand basin, large open plan, double aspect sitting/dining room with a fitted kitchen area set into an alcove and Bi-fold doors opening to the large terrace and garden. On the first floor the property has two double bedrooms and a stylish fitted bathroom. Outside the property has ample off road parking and the splendid rear garden has been landscaped with large paved terrace and open garden room.

## ACCOMMODATION

### ENTRANCE HALL

### CLOAKROOM

Fitted with Geberit cistern WC and hand basin, storage area with gas central heating boiler and water softener.

### OPEN PLAN LIVING ROOM

A double aspect room with Bi-fold doors opening to the rear garden. Wood burning stove and feature radiator. Alcove KITCHEN; fitted with base and wall cupboards, polished stone worksurface and integrated sink unit. Fitted electric oven and hob, dishwasher and matching fridge.

### FIRST FLOOR LANDING

### BEDROOM

Window to rear aspect.

### BEDROOM

Window to front aspect.

## BATHROOM

Fitted with a stylish suite with walk in shower, free standing double end bath, freestanding hand basin and Geberit cistern wall hung WC, wall tiling and opaque window.

## OUTSIDE

Resin bond and shingle driveway with planted borders to either side providing ample off-road parking. Picket fence and hand gate opening to one side with shingle and paved pathway leading to the splendid landscaped rear garden. Large paved terrace with adjacent lawn garden and planted borders. Brick and pantile open garden house with lighting, sockets and further area of lawn garden beyond. The property benefits from dusk to dawn up/down lighting at the front entrance and rear courtyard.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently C.

## VIEWING ARRANGEMENTS

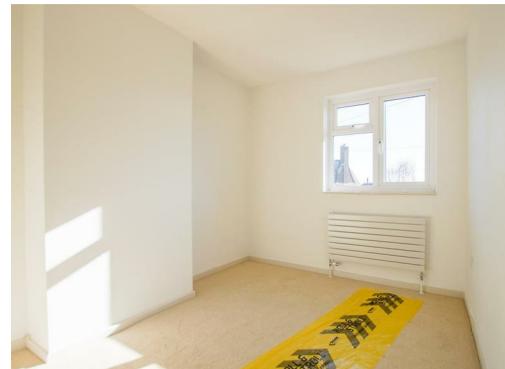
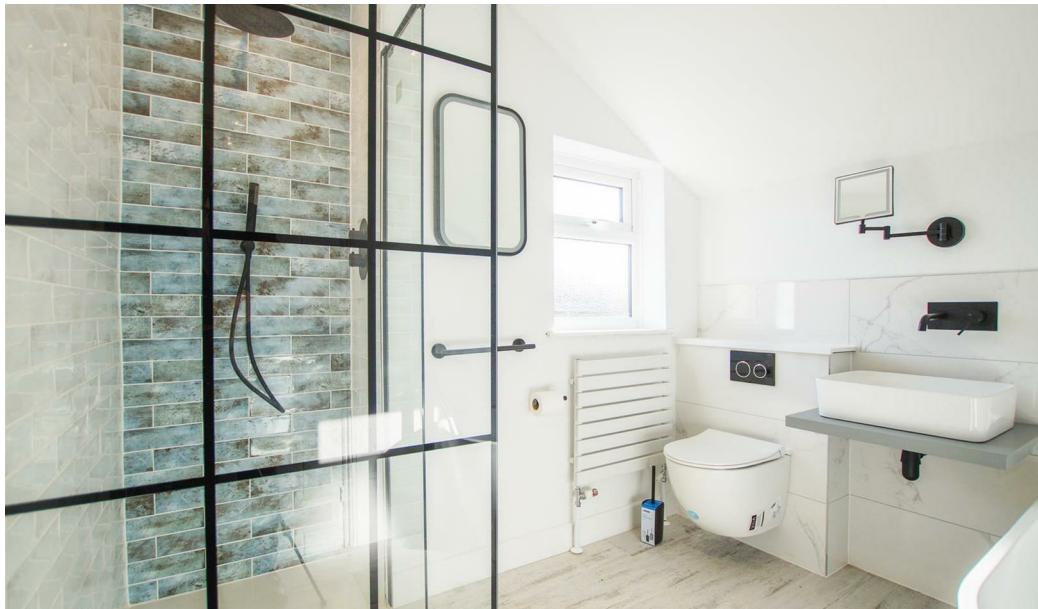
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk) Tel: 01728 452469 Ref: 20209/RDB.

## FIXTURES & FITTINGS

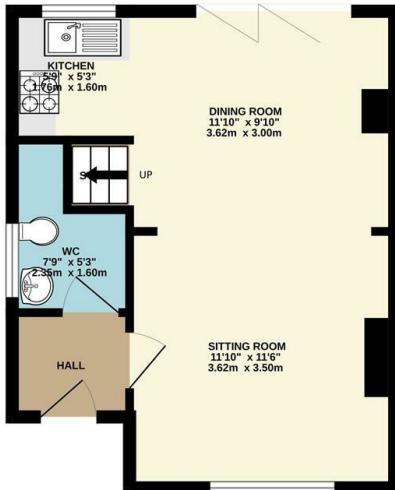
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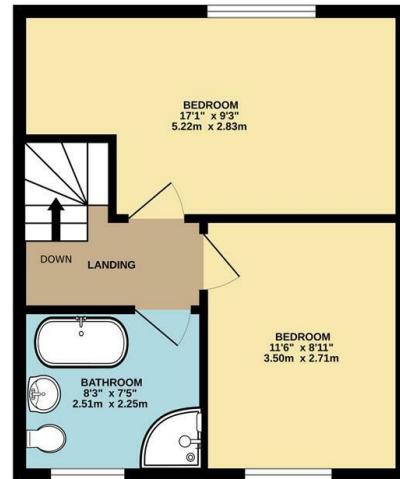




GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



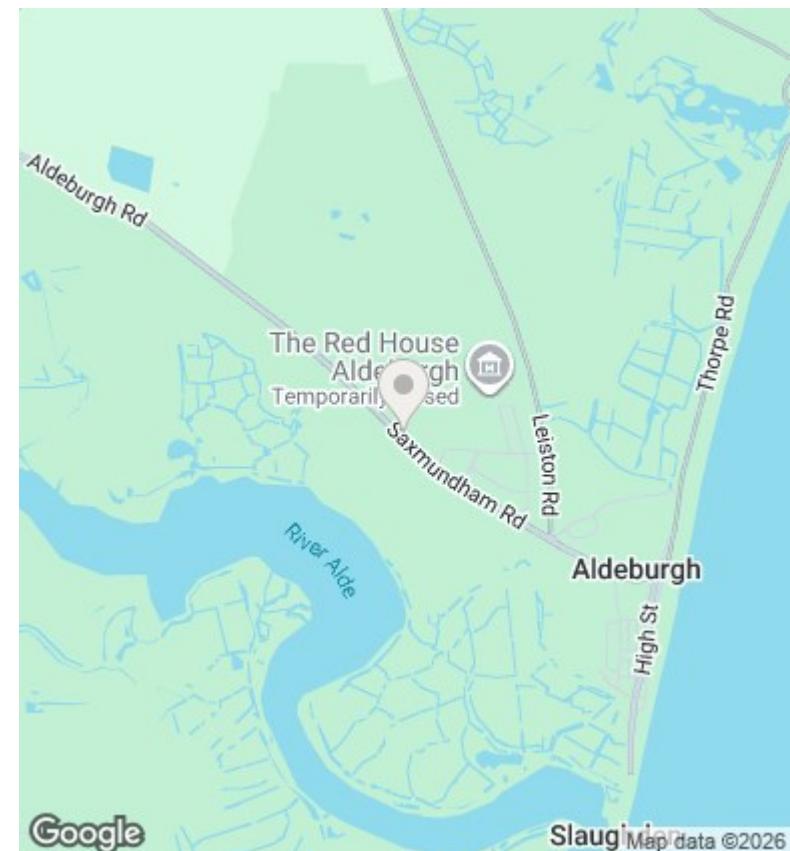
TOTAL FLOOR AREA: 698 sq.ft. (64.8 sq.m.) APPROX.  
Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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
Very energy efficient - lower running costs (92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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](http://www.epcregister.com)