



Snape, Saxmundham

Offers In Excess Of £375,000

- Charming & Characterful Cottage
- Popular Village Location
- Secluded Garden
- EPC - E
- Three Bedrooms
- Ideal for Countryside Walk
- Independent Electric Heating
- Private Road
- Parking
- Double Glazing

Sandy Lane, Snape

Introducing this charming three bedroom family cottage, situated in a private unmade road at the edge of the peaceful village of Snape. Boasting three family-friendly bistro pubs, 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.



Council Tax Band: B



DESCRIPTION

Introducing this delightful red brick semi-detached cottage, situated in this charming position at the eastern edge of the village on private unmade track which leads down to Snape marshes. A five bar gate opens to a driveway providing off road parking. The front garden is protected from the road by a brick wall, and a side passageway leads past the side entrance door to the rear garden, laid to lawn, part walled and with a patio area adjacent to the kitchen. The accommodation with double glazing and independent electric heating comprises;

ACCOMMODATION

ENTRANCE LOBBY

Quarry tiled floor. Cloaks hanging space. Sloping ceiling with roof light.

BATHROOM

White suite comprising a panel bath with shower over, hand basin with storage below and W.C. Quarry tiled floor. Tiled surrounds, opaque window.

SITTING/DINING ROOM

Windows and stable door opening to the front garden. Fireplace with wood burning stove. Brick floor.

KITCHEN

Fitted with a range of Shaker style base and wall cupboards; wood block work surfaces; enamel single drainer sink unit with mixer tap; range cooker (available subject to negotiation) with cooker hood over and tiled surrounds; plumbing for washing machine. Enclosed staircase to first floor with cupboard below. Casement doors open to the rear garden.

FIRST FLOOR

LANDING

Window to side elevation. Polished timber floorboards continue through each bedroom.

BEDROOM ONE

Window to front elevation.

BEDROOM TWO

Window to rear elevation. Built in airing cupboard.

BEDROOM THREE

Window to front elevation.

W.C.

Window to rear. Hand basin and W.C.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20633/RDB.

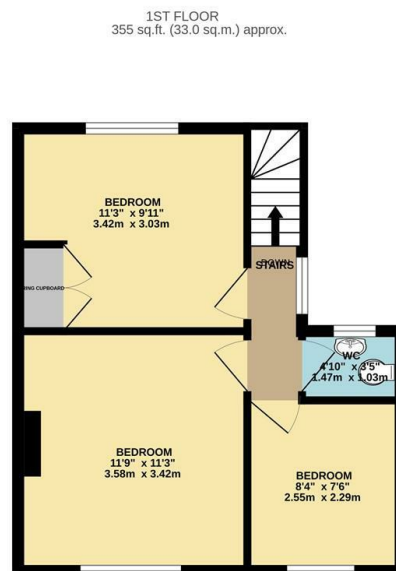
FIXTURES & FITTINGS

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 FLOOR AREA: 781 sq.ft. (72.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law 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		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		49
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