Flick & Son
Coast and Country







Aldeburgh, Suffolk

Offers In Excess Of £325,000

- Gas Central Heating
- Downstairs Shower Room
- EPC: D
- Garage & Driveway
- Upstairs Bathroom
- Large Conservatory
- Three Double Bedrooms
- Council Tax Band: C

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

aldeburgh@flickandson.co.uk
www.flickandson.co.uk

Mariners Way, Aldeburgh

We are pleased to be able to offer for sale this three bedroom detached home located a short walk from Aldeburgh High Street and the sea. The property is being offered chain free and benefits lounge, kitchen/diner, conservatory, garage which has been partly converted to create downstairs shower room along with front and rear gardens.

3 2 2 D

Council Tax Band: C





Tenure
Freehold

Outside
The enclosed rear garden offers a patio area directly accessed from the living room, creating an excellent space for outdoor dining and entertaining. Established shrubs and planting provide colour and interest throughout the seasons, making it ideal for keen gardeners.

Entrance Hall
Step into a bright and welcoming entrance hall, complete with a useful storage cupboard providing ample space for coats, shoes and household essentials.

Kitchen/Dining Room
Step into a bright and welcoming entrance hall, complete with a useful storage cupboard providing ample space for coats, shoes and household essentials.

Living Room
The generous dual-aspect living room is filled with natural light and offers an inviting space to relax. Sliding patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Conservatory
The bright conservatory provides a versatile additional reception room, ideal as a dining area, home office or garden room. French doors lead out to the rear garden, while an internal door provides access to the ground floor shower room.

Shower Room
A modern shower room featuring a large walk-in shower, wash basin, WC and heated towel rail.

First Floor Landing
The landing includes a useful airing cupboard housing the combi boiler.

Master Bedroom
A spacious double bedroom overlooking the rear garden, complete with a built-in wardrobe.

Family Bathroom
A light and airy bathroom fitted with a bath with shower over, wash basin and radiator.

Seperate WC
A practical upstairs cloakroom with WC and wash basin.

Bedroom Two
A well-proportioned double bedroom enjoying views over the rear garden.

Bedroom Three
A bright double bedroom overlooking the front of the property.

Garage & Parking
The single garage benefits from power, lighting and a water supply, and currently accommodates the washing machine. It features a roller door and can also be accessed internally via the conservatory. The property also offers driveway parking for one vehicle directly in front of the garage.

Services
Mains Gas, Water, Electricity & Sewage

VIEWING ARRANGEMENTS

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

OUTGOINGS

Council Tax Band C









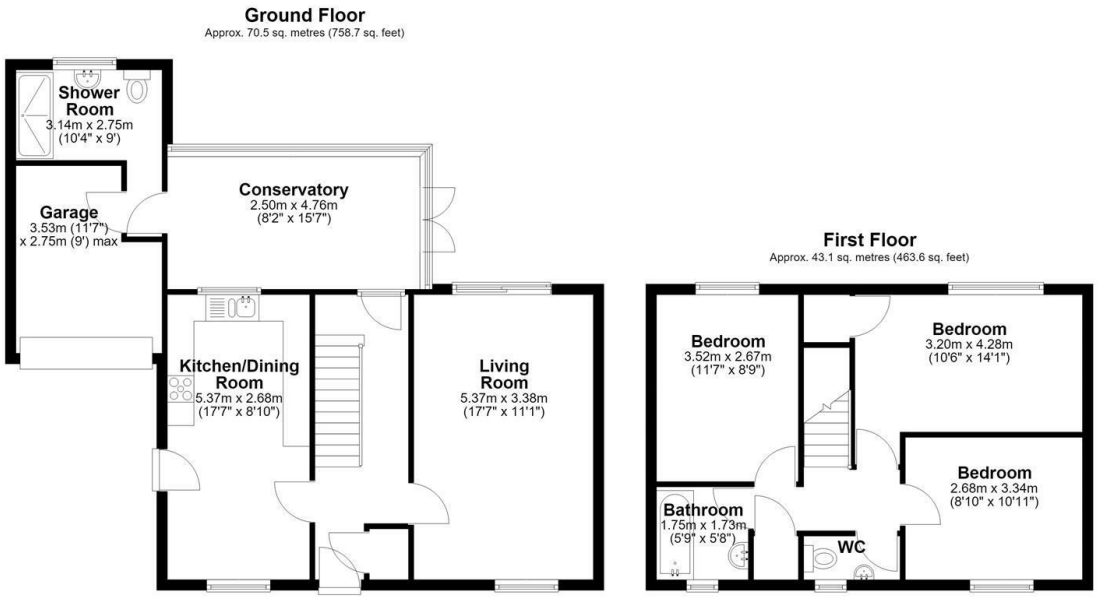












Total area: approx. 113.6 sq. metres (1222.3 sq. feet)

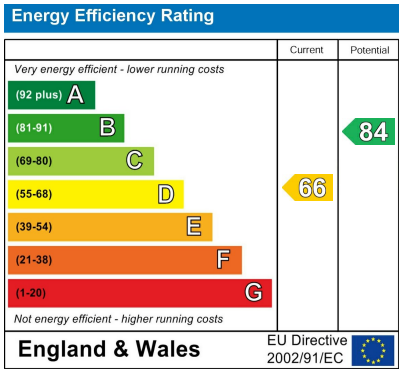


Conveyancing, Surveys & Financial Services

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

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

aldeburgh@flickandson.co.uk
www.flickandson.co.uk