



## Aldeburgh,

Offers In Excess Of £325,000

- No Onward Chain
- Courtyard Garden
- Electric Heating
- Close to the Beach
- Fitted Kitchen
- Predominately Double Glazed
- Period Charm
- Spacious First Floor Bathroom
- EPC - D

# High Street, Aldeburgh

A delightful town cottage a few paces from the sea front. 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

### DESCRIPTION

A delightful town cottage of rendered and colour washed elevation below a clay pantile covered roof stands in a pretty row of cottages in this excellent location allowing immediate access to the High Street and a few short paces to the sea front. The accommodation electric heating and predominately double glazed features a cosy sitting room with cast iron fireplace. The kitchen/dining room is fitted with a smart range of kitchen units and opens to block paved east facing courtyard. An enclosed winder staircase leads to the first floor landing opens to a large bathroom and a well proportioned double bedroom overlooking the High Street. Access to the rear of the property can also be gained via a gated shared alley between neighbouring properties.

### ACCOMMODATION

#### SITTING/DINING ROOM

Cast iron fireplace with painted timber mantle and surround. Sash window overlooking the High Street. Enclosed staircase to first floor.

#### KITCHEN

Range of fitted base and wall cupboards, work surfaces, tiled surrounds and single drainer stainless steel sink unit. Fitted electric oven and hob with cooker hood over. Window and glazed door to rear courtyard. Enclosed staircase to first floor with storage cupboard below.

## FIRST FLOOR

### LANDING

### BATHROOM

Suite comprising panel bath with shower over, hand basin and WC. Built in airing cupboard.

### BEDROOM

Sash window overlooking the High Street.

### TENURE

Freehold.

### OUTGINGS

Council Tax Band currently C.

### 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](mailto:aldeburgh@flickandson.co.uk)

Tel: 01728 452469 Ref: 20720/RDB.

## FIXTURES & FITTINGS

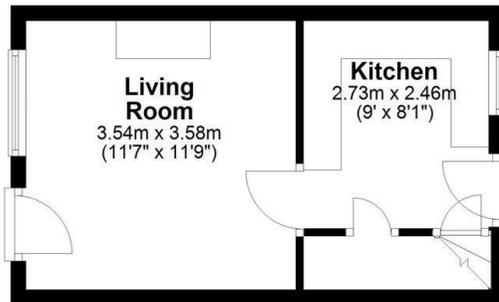
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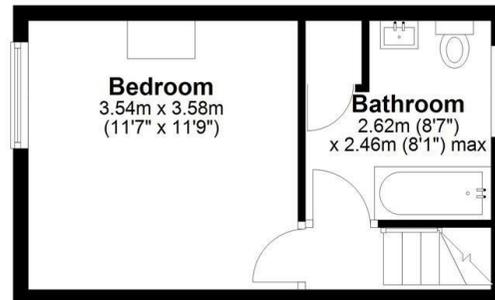
### Ground Floor

Approx. 21.7 sq. metres (233.9 sq. feet)

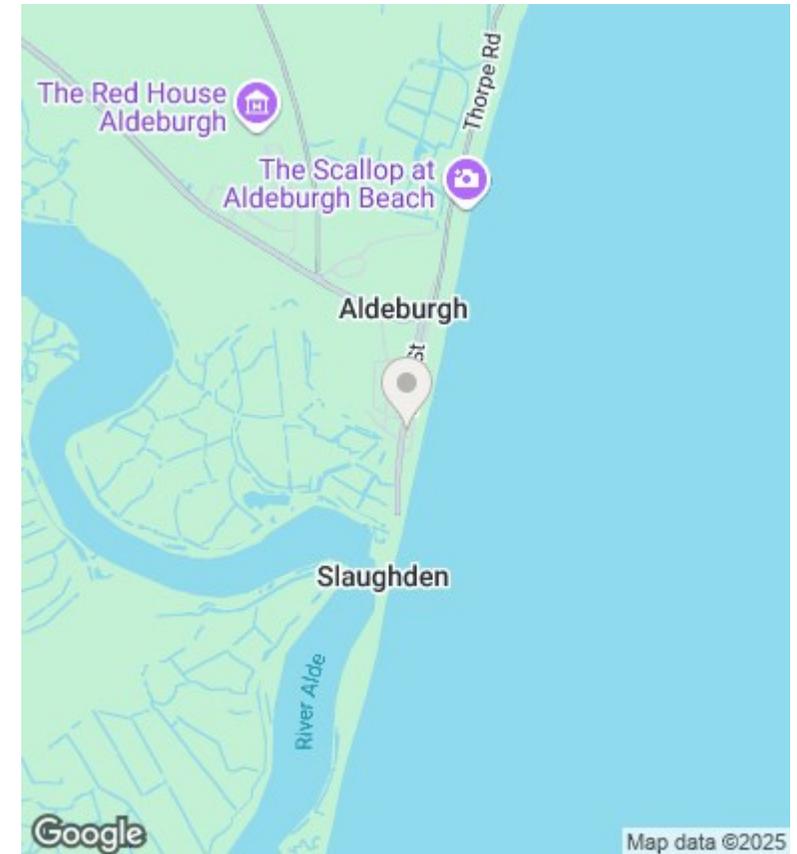


### First Floor

Approx. 21.7 sq. metres (233.9 sq. feet)



Total area: approx. 43.5 sq. metres (467.8 sq. feet)



### 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) <b>A</b>			<b>97</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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)