



Aldeburgh, Suffolk

Guide Price £550,000

- No Onward Chain
- Estuary Views
- Exceptional Location
- Three Bedrooms
- Garden Room with Bi folding Doors
- EPC - C
- En Suite & Family Bathroom
- Open Plan

Lee Road, Aldeburgh

An exceptional terraced house in the perfect location. 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:



TENURE

Freehold

SERVICES

Mains gas, water, electricity and drainage

Ground Floor

Enter the property via porch and then into...

Open plan Kitchen/Dining/Sitting Room:

Electric oven and induction hob, fridge/freezer, dishwasher, washing machine, dining table with six chairs and door leading to garden. The sitting area has two sofas and benefits from a gas fire & radiators. Staircase to 1st floor landing & door to rear.

First Floor

Bedroom 2

Bedroom 3

Family Bathroom: Bath, shower, WC, washbasin

Second Floor

Master bedroom with en-suite: Double bedroom. This bedroom has stunning views over the marshes and river via double doors

En suite: Shower, WC, washbasin

Outside

The front of the property has a brick wall and metal gate to enter shingled courtyard with front door access to the porch. Rear door opens to slabbed area which provides space for plants and bin storage. Right of way here for neighbours and this property benefits to exit the side of the terrace.

Across from the rear door is a private door which opens into the gorgeous garden room & then the decked garden beyond that.

Garden Room

An exceptional use of space, this private garden room with electricity & water has been done to an exceptional standard with bi folding doors that open on the decked rear garden which is absolutely ideal for a outdoor dining area.

The Garden room has farmhouse sink & fridge with kitchen worktop above. store cupboard to the side and window / bi folding doors allow tons of natural light.

VIEWING ARRANGEMENTS

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

Email: aldeburgh@flickandson.co.uk

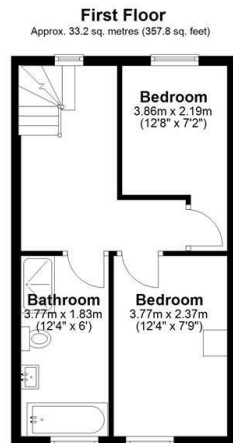
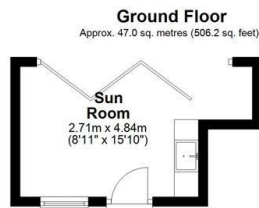
Tel: 01728 452469

FIXTURES & FITTINGS

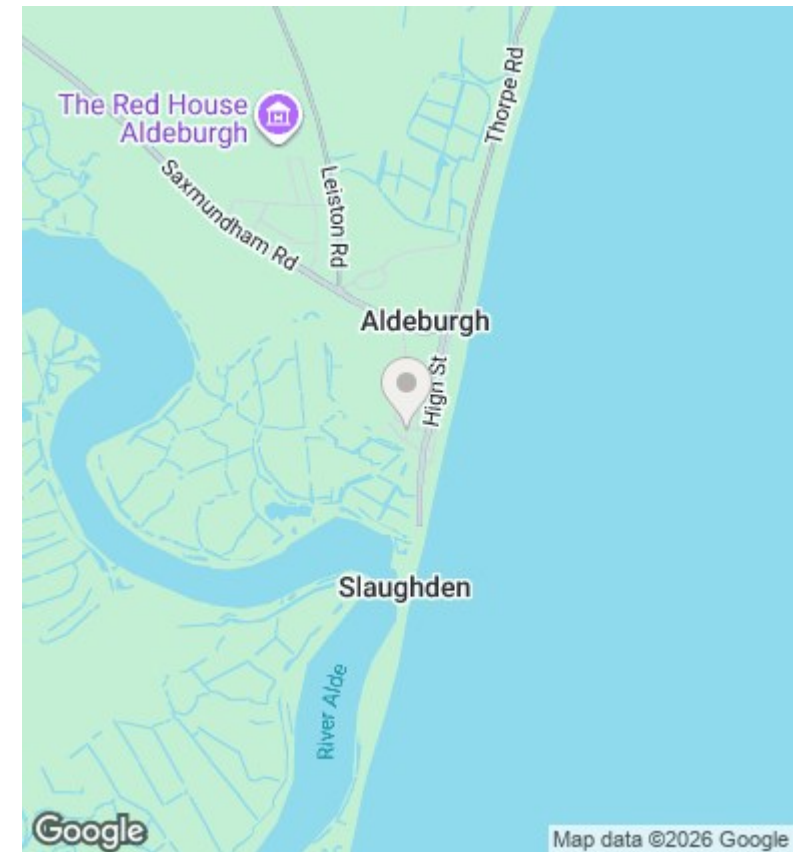
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Total area: approx. 103.8 sq. metres (1117.1 sq. feet)



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(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