



## Aldeburgh,

Guide Price £350,000

- No Onward Chain
- Sitting Room with Fireplace
- Kitchen & Dining Room
- Two Bedrooms
- Walking Distance to Beach
- Electric Heating
- Driveway & Parking for Two Vehicles
- Garden With Southerly Aspect
- EPC - Awaiting

# Moverley Way, Aldeburgh

A two bedroom semi-detached cottage situated on Moverley Way, a quiet cul-de-sac off Church Farm Road just under one mile from Aldeburgh's popular shingle beach and eclectic High Street. Aldeburgh is a fashionable seaside town in Suffolk's Heritage Coast an Area of Outstanding Natural Beauty and is known for its individual High Street which contains a wide range of independent and national shops, eateries and public houses. The town is also recognised for its fantastic sporting facilities including Aldeburgh Yacht Club, Aldeburgh Golf Course and the municipal tennis courts all surrounded by the River Alde Estuary, heathland, countryside and North Warren Nature Reserve.



Council Tax Band: C



## DESCRIPTION

An attractive semi-detached modern cottage situated in a cul de sac position walking distance to the beach. The accommodation with double glazed windows and electric heating comprises an entrance lobby and hallway leading to separate dining room and kitchen, double aspect sitting room with imposing fireplace. To the first floor the property has two bedrooms and a bathroom. Outside an open front lawn and pathway leads to the front entrance. The enclosed rear garden enjoys a southerly aspect and is paved with area of cobbles and planting. A hand gate opens to the driveway.

## ACCOMMODATION

### ENTRANCE LOBBY

### HALL

### CLOAKROOM

Suite comprising hand basin and W.C.

### DINING ROOM

Double glazed window overlooking front garden. Opening to:

### KITCHEN

Fitted with a range of base and wall cupboards, work surfaces and tiled surrounds. Inset single drainer stainless steel sink unit with mixer tap. Fitted electric oven and gas hob with cooker hood over. Plumbing for washing machine. Entrance door to the rear garden.

### SITTING ROOM

Windows to front and rear elevations. Brick fireplace with timber mantle and wood burner. Staircase rising to the first floor.

### FIRST FLOOR

### LANDING

## BEDROOM

Window to front elevation.

## BEDROOM

Window to rear elevation.

## BATHROOM

White suite comprising panel bath with mixer tap/shower over, hand basin and W.C. Tiled surrounds, opaque window.

## TENURE

Freehold.

## OUTGOINGS

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: 20774/RDB.

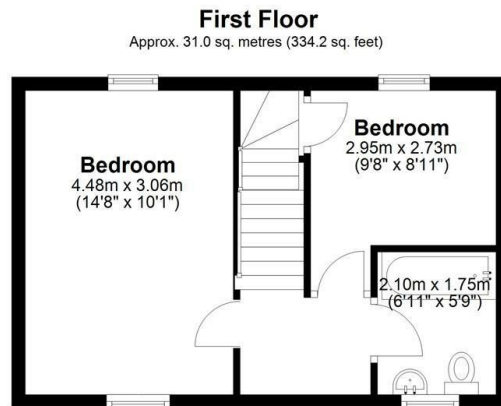
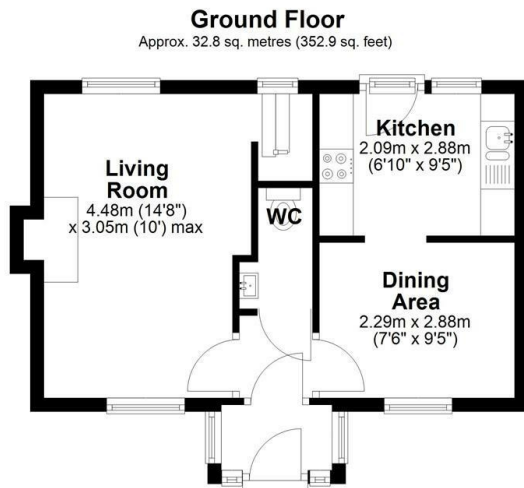
## FIXTURES & FITTINGS

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

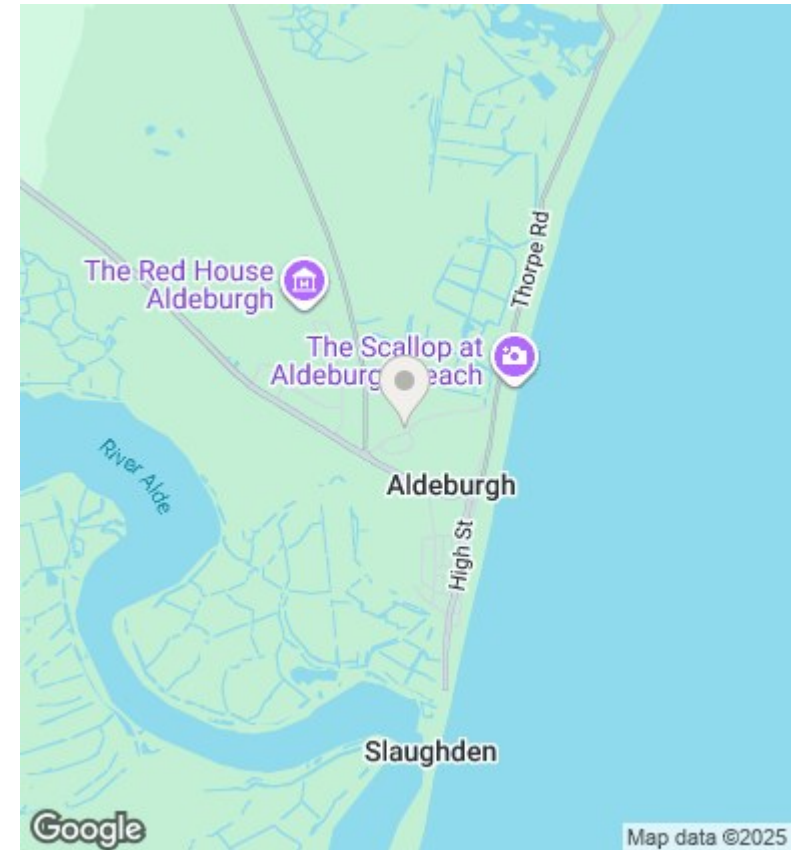
purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







Total area: approx. 63.8 sq. metres (687.1 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</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)