



## Aldeburgh,

Guide Price £299,500

- No Onward Chain
- Conservatory
- Electric Heating
- Two Bedrooms
- Walking Distance to the Beach
- Double Glazing
- Off Road Parking
- Stylish Bathroom
- EPC - D

# Britten Close, Aldeburgh

A well presented two bedroom mid-terrace cottage situated on Britten Close, 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: B



## DESCRIPTION

A well presented mid terrace cottage situated in a cul de sac position walking distance to the beach. The accommodation with double glazed windows and modern electric heating comprises a spacious L-shaped living/dining room overlooking the front garden. A smart fitted kitchen opens to a conservatory and the paved rear garden. To the first floor the property has two bedrooms and a stylish bathroom. Outside an open plan front garden with pathway leads to the front entrance door. The rear garden is paved and a hand gate opens to parking.

## ACCOMMODATION

### LIVING/DINING ROOM

Double glazed window overlooking front garden. Staircase to first floor.

### KITCHEN

Fitted with 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. Window overlooking rear garden. Door to:

### CONSERVATORY

Double glazed with entrance door to the rear garden. Tiled floor.

## FIRST FLOOR

### LANDING

Built in airing cupboard.

### BEDROOM

Window to front elevation.

### BEDROOM

Window to front elevation.

### BATHROOM

White suite comprising panel bath with shower over, hand basin and W.C. Tiled surrounds, opaque window to rear elevation.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band currently B.

### SERVICES

Mains, gas, 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: 20730/RDB.

### FIXTURES & FITTINGS

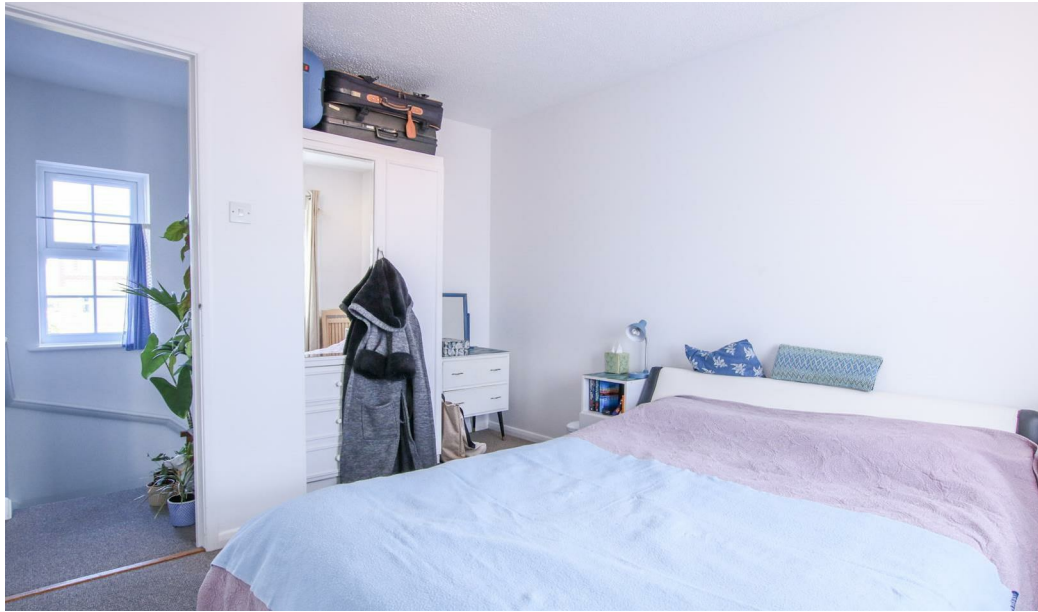
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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

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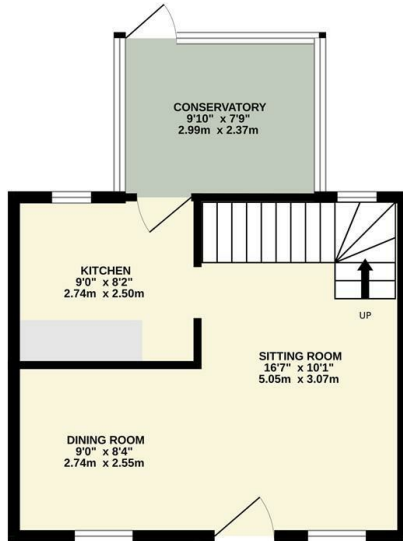
**AGENTS NOTE**

Washing machine included within the sale of the property.

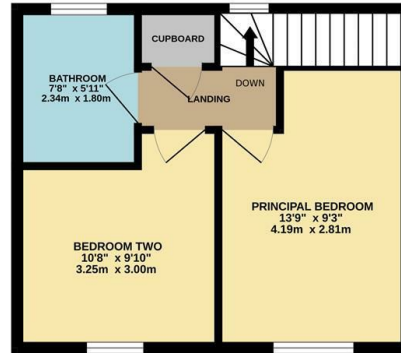




GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.

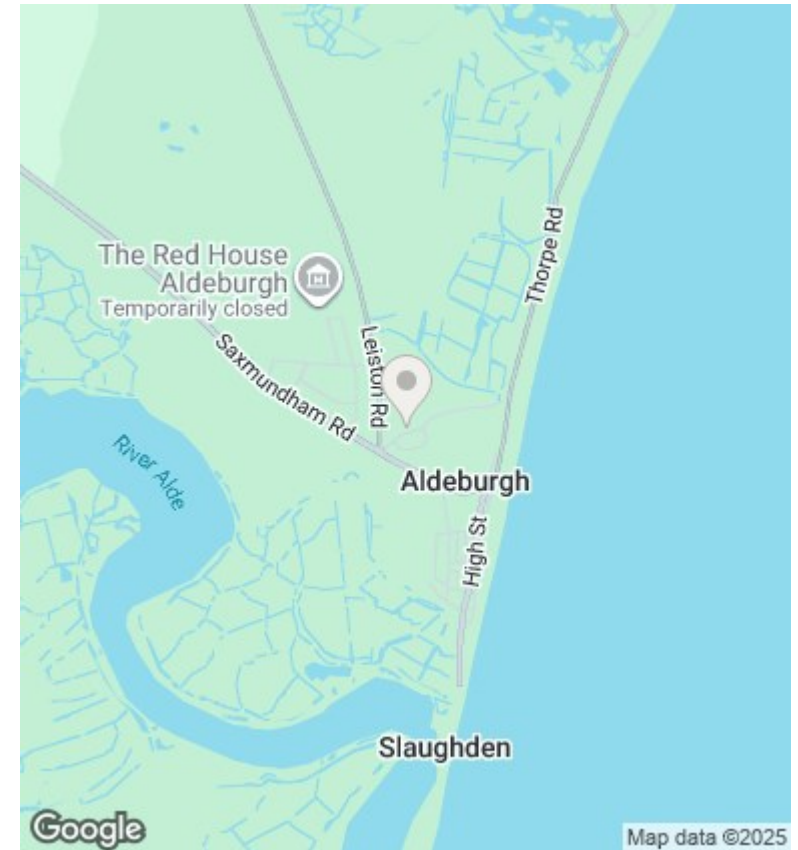


1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 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, 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<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)