Flick & Son
Coast and Country







Aldeburgh,

Offers In Excess Of £550,000

- No Onward Chain
- Three Bedrooms
- Gas Central Heating
- Garage & Driveway
- Walking Distance of Shops & Pub
- EPC - D
- En Suite, Bathroom & Cloakroom
- Private Garden

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

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

Church Farm Road, Aldeburgh

We are pleased to be able to offer for sale this three-bedroom detached family home with secluded garden, situated in the popular seaside town of Aldeburgh. Aldeburgh is 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.

3 2 2 D

Council Tax Band:





DESCRIPTION
A detached cottage style property dating from around 1995, traditionally built featuring colour washed, rendered elevations below tiled roofs and well planned accommodation, with gas central heating features; an entrance hall, cloakroom, sitting room with inglenook fireplace with splendid timber bressummer and wood burning stove. French doors open to the conservatory and garden. The second reception room/dining room leads to fitted kitchen which over looks the garden. On the first floor there are three bedrooms, the principle bedroom having an ensuite shower room with a family bathroom completing the accommodation. To the rear, the property double gates open to a driveway and single detached garage.

ENTRANCE HALL
Staircase to first floor. Window to front elevation.

CLOAKROOM
White suite. Hand basin and W.C.

SITTING ROOM
Inglenook fireplace with reclaimed timber bressummer, wood store and wood burning stove. French doors open to:

CONSERVATORY
Deep windows and French doors open to the garden.

DINING ROOM
Window to front elevation. Under stair store cupboard. Door to kitchen.

KITCHEN
Fitted with a range of base and wall units. Polished stone work surfaces with tiled surrounds, integrating a one and a half bowl sink unit, mixer tap and drinking water tap. Fitted gas hob with cooker hood over. Electric oven. Plumbing for washing machine. Wall mounted gas fired boiler. Side entrance door.

MASTER BEDROOM
A nice sized double bedroom with a Built-in wardrobe and window overlooking the rear garden.

ENSUITE SHOWER ROOM
White suite comprising shower cubicle, pedestal hand basin and W.C. Wall tiling.

BEDROOM TWO
A good sized double bedroom with a window overlooking rear garden.

BEDROOM THREE
A double bedroom with a window to front elevation.

BATHROOM
White suite comprising panelled bath with shower over, hand basin and W.C. Wall tiling. Opaque window.

OUTSIDE
Steps leads to the front entrance door. Gate access to either side leads to the garden enjoying a south eastly aspect. A paved terrace and a lawn bordered by shrubs. There is a shingle and paved driveway providing off road parking and leading to a detached single garage.

TENURE
Freehold.

OUTGOINGS
Council Tax Band currently deleted.

SERVICES
Mains gas, electricity, water and drainage.

VIEWING
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20572/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.

AML CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant











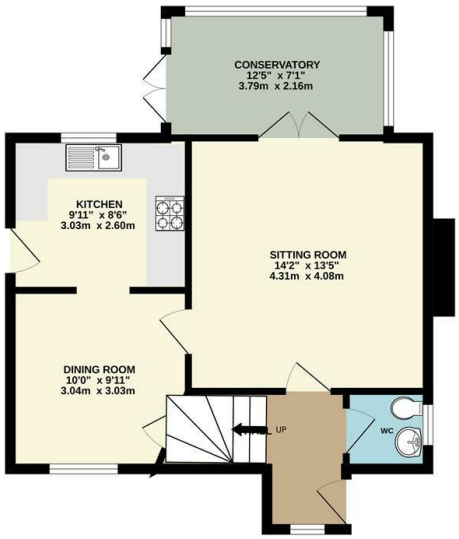




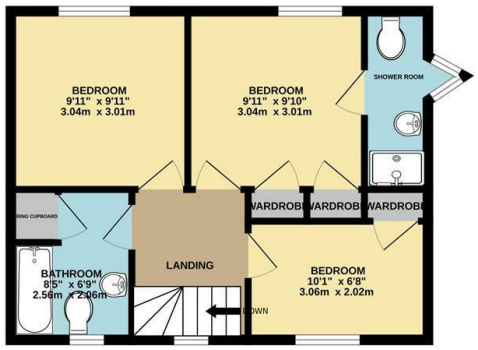




GROUND FLOOR
534 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 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 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

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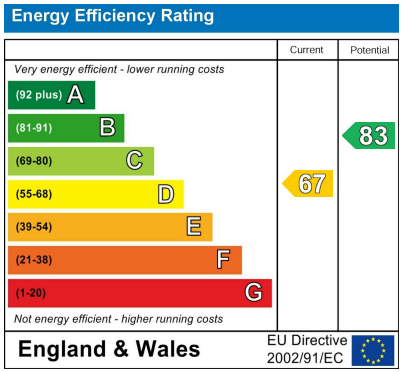

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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