Flick & Son
Coast and Country







Aldeburgh, Suffolk

Guide Price £310,000

- No Onward Chain
- Two Bedrooms
- Electric Heating
- Off Road Parking
- Walking Distance of Beach
- EPC - E
- Beautiful Kitchen
- Conservatory

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

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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.

2 1 2 E

Council Tax Band: B





Tenure
Freehold

Property Description
A well presented mid terrace cottage situated in a cul de sac position walking distance to the beach. The accommodation with electric heating comprises a spacious living room overlooking the front garden. A beautiful modern kitchen with dining area. This 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.

Services
Mains Electricity, Sewage & Water

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

Outgoings
Council tax band currently B

AML
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

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.









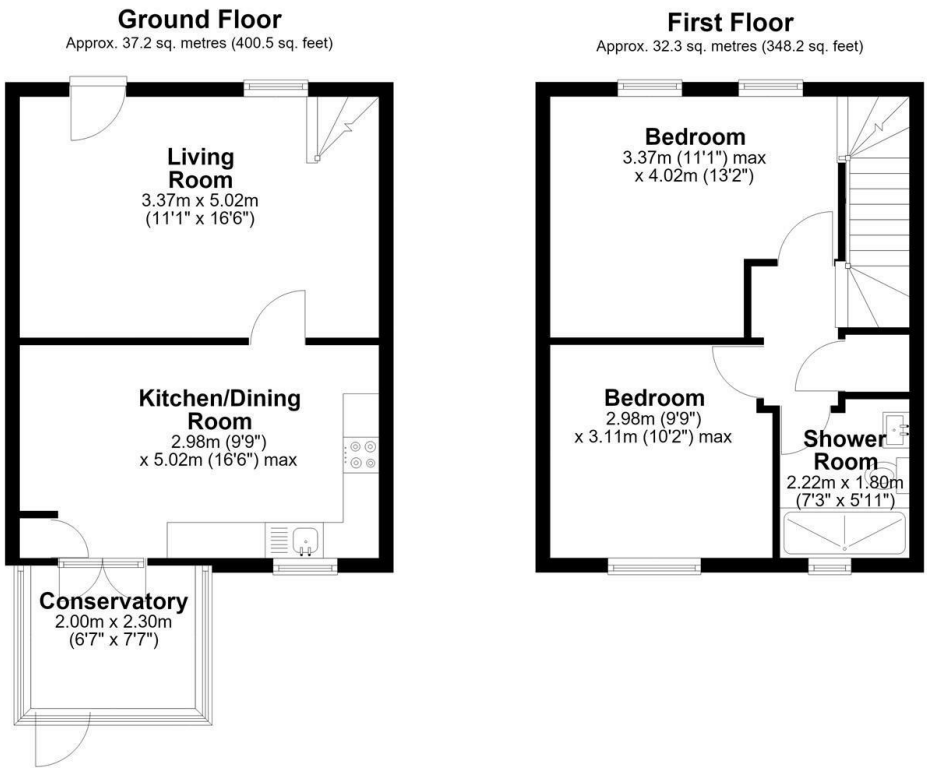












Total area: approx. 69.6 sq. metres (748.7 sq. feet)

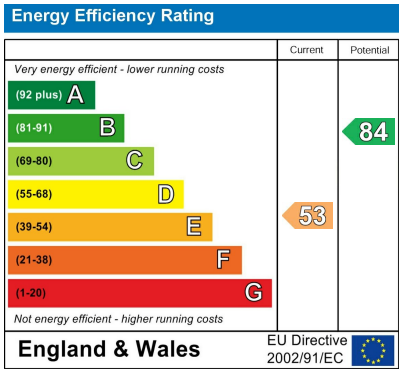


Conveyancing, Surveys & Financial Services

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

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

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