



Aldeburgh,

Guide Price £350,000

- Completed Chain
- Private Garden
- Electric Heating
- Two Bedrooms
- Living Room & Dining Room
- EPC - E
- Off Road Parking
- Walking Distance to Beach

Moverley Way, Aldeburgh

A Very Pretty Two Bedroom Semi-Detached House in Aldeburgh, an extremely popular seaside town, renowned for its art and music festival which continue though out the year, connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an versatile 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

Outside

The property benefits from off-road parking to the front, with a pathway leading to the entrance door. To the rear is a beautifully maintained, generous garden that enjoys sunshine throughout the day, providing an ideal space for relaxing, entertaining, or family enjoyment.

Living Room

A welcoming entrance porch with a window and convenient coat hooks leads into a bright and spacious living room. The room is centred around an attractive fireplace and features patio doors opening directly onto the stunning rear garden, allowing plenty of natural light to flood the space.

Dining Room

A delightful dining room with a window overlooking the front of the property, offering an ideal setting for family meals or entertaining guests.

Kitchen

The kitchen enjoys a dual-aspect design, allowing an abundance of natural light. It is fitted with a range of base and eye-level units, providing ample storage and workspace.

First Floor Landing

The landing provides access to all bedrooms and the family bathroom, with a loft hatch offering access to the roof space.

Bedroom One

A generous double bedroom overlooking the rear garden, complete with a useful airing cupboard.

Bedroom Two

A well-proportioned bedroom with a window overlooking the front of the property.

Bathroom

Fitted with a panelled bath with shower over, wash hand basin, low-level WC, and a heated towel rail.

SERVICES

Mains Electricity, Sewage & Water

Outgoings

Council Tax Band currently C

Viewing

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

Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469

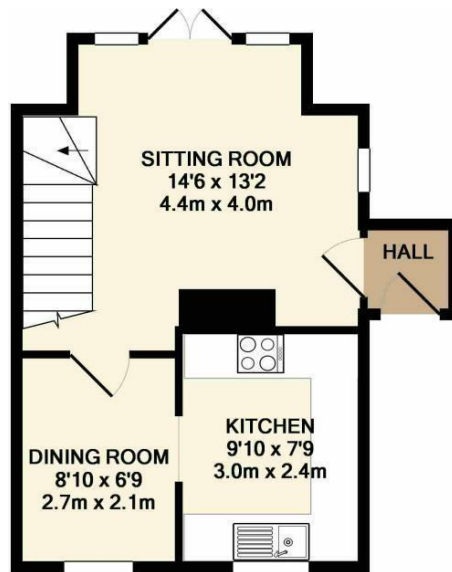
Fixtures & Fittings

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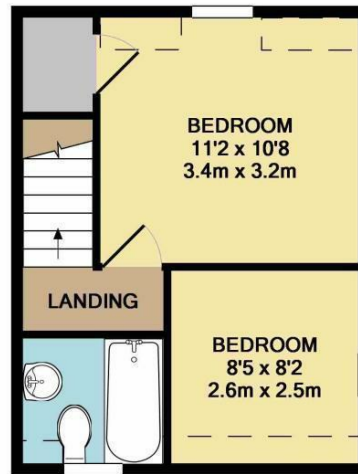
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GROUND FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)

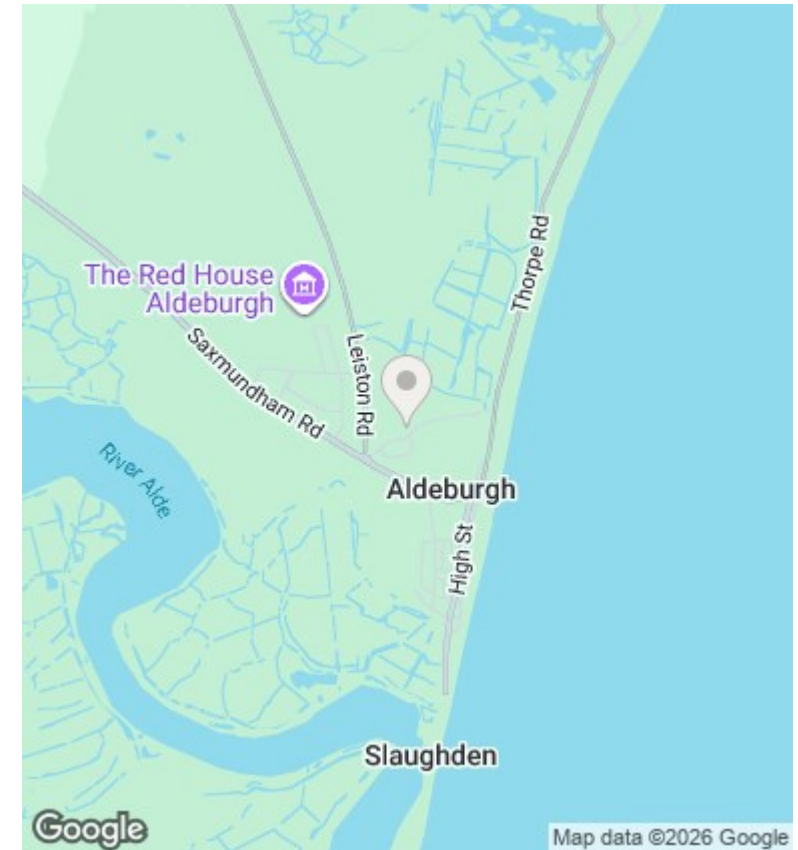


1ST FLOOR
APPROX. FLOOR
AREA 276 SQ.FT.
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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