Flick & Son
Coast and Country







Aldeburgh, Suffolk

Guide Price £295,000

- Upstairs Bathroom
- No Onward Chain
- Open Plan
- Delightful Garden
- Two Bedroom End of Terrace House
- Walking Distance to the Beach & Shops
- Successful Holiday Let Since 2015
- Gas Central Heating
- EPC - D

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

aldeburgh@flickandson.co.uk
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Leiston Road, Aldeburgh

Walnut Cottage truly is a gem of Aldeburgh. Beautifully presented two bedroom end of terrace cottage with a generous garden, situated within walking distance to the town centre and sea front. Aldeburgh is an extremely popular seaside town, 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.

2 1 1 D

Council Tax Band: B





TENURE
Freehold

Property Description
This charming home in Aldeburgh offers a welcoming blend of comfort, style and practicality. It is ideal as either a full-time residence or a holiday retreat being two Bedroom, having an upstairs bathroom & easy to tend garden.

Ground Floor
The property is approached via a low brick frontage with attractive planting and space for a bench. A double-glazed porch with tiled flooring leads into the inviting living room, where a fireplace (with generous shelving both sides) creates a warm focal point. Beautifully decorated and carpeted, the space feels both cosy and bright, with double-glazed windows to the front and rear allowing natural light to flow through. Radiators sit beneath both windows, while a large under-stair cupboard provides excellent storage.

The open-plan living/dining layout offers plenty of room for everyday living or entertaining. From here, a door opens to the modern, well-presented kitchen, complete with oven, induction hob, extractor fan, and sink with plumbing for dishwasher / washing machine. A double-glazed window frames a lovely view of the garden, with a side door giving direct access outside.

First Floor
A straight, carpeted staircase with handrail leads to the first-floor landing, where a south-facing window fills the space with light. The landing also offers loft access and a radiator.

The light and bright master bedroom is a generous double with ample room for a king sized bed. It features a large front-facing double-glazed window and two double built-in wardrobes, one with storage shelves and other hanging space. There is a further storage cupboard which also houses the modern gas boiler. A bright second bedroom, overlooking the rear garden, provides a spacious single room which is ideal for single or bunk beds which also has hanging space behind the door.

The bright family bathroom is well-appointed with a heated towel rail, WC, wash basin, and bath with electric shower over. It also has useful storage cupboard with shelving and immersion heater. A frosted rear window ensures both light and privacy.

Outside
The rear garden is a private and versatile space, enclosed by high fencing and gates. It features both lawn and patio areas, external lighting, and a substantial & spacious brick outbuilding at the far end with power & light. This is perfectly suited for conversion into an office / summer house. While a right of way exists for neighbouring properties, the layout retains a strong sense of privacy. Being the End of Terrace, it benefits from the easy access to rear gate and gives freedom to develop.

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.

VIEWING ARRANGEMENTS

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

Agent Notes

Walnut Cottage is fully compliant with all current letting regulations

SERVICES

Mains gas, water, electricity & sewage










BEACH








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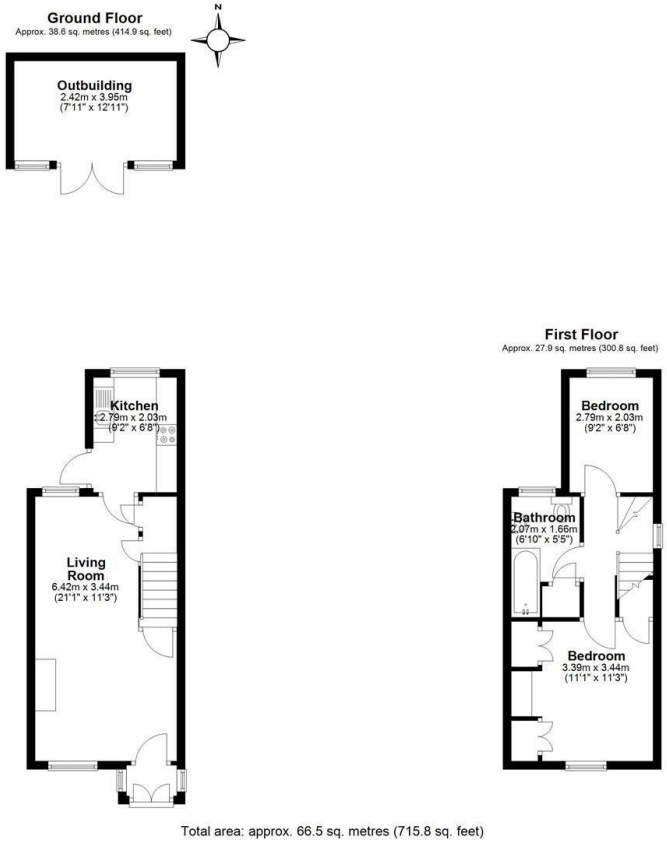


Total area: approx. 66.5 sq. metres (715.8 sq. feet)

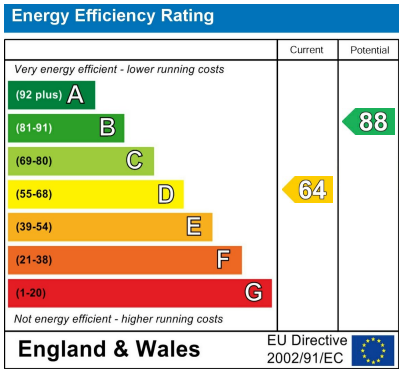


Conveyancing, Surveys & Financial Services

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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