



Aldeburgh, Suffolk

Guide Price £360,000

- No Onward Chain
- Kitchen
- Secluded Front and Rear Gardens
- Two Double Bedrooms
- Gas Central heating
- Excellent Location
- Separate Sitting & Dining Rooms
- Off Road Parking & Double Garage
- EPC - D

The Fairway, Aldeburgh

An individual two bedroom detached bungalow situated on a corner plot with double garage in this peaceful location. 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.



Council Tax Band: D



DESCRIPTION

An individual detached bungalow with two double bedrooms and two reception rooms standing on a corner plot with secluded front and rear gardens, wide driveway and double garage. The accommodation featuring gas central heating comprises; Entrance hall with large cloaks storage cupboard, double aspect sitting room with patio doors opening to the garden. A separate dining room links to the kitchen. There are two well proportioned bedrooms over looking the front garden and a spacious bathroom completes the accommodation.

ACCOMMODATION

Recessed Storm Porch

ENTRANCE HALL

Cloaks storage cupboard.

SITTING ROOM

Brick open fireplace. Window to side and patio doors to the rear. Connecting door to:

DINING ROOM

Window to rear. Doorway to:

KITCHEN

Fitted with a range of base and wall units, work surfaces with single drainer stainless steel sink unit, fitted electric oven and gas hob. Wall mounted gas fired central heating boiler. Window and glazed door opening to the rear garden.

BEDROOM

Window overlooking the front garden. Built in wardrobe.

BEDROOM

Window overlooking the front garden

BATHROOM

Suite comprising panel bath with mixer tap and shower over. Pedestal hand basin and WC.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains gas, water, electricity and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20605/RDB.

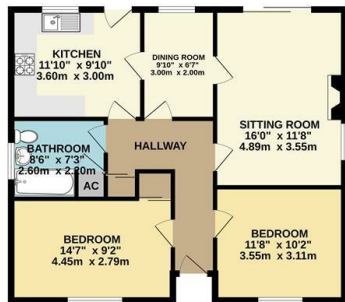
FIXTURES & FITTINGS

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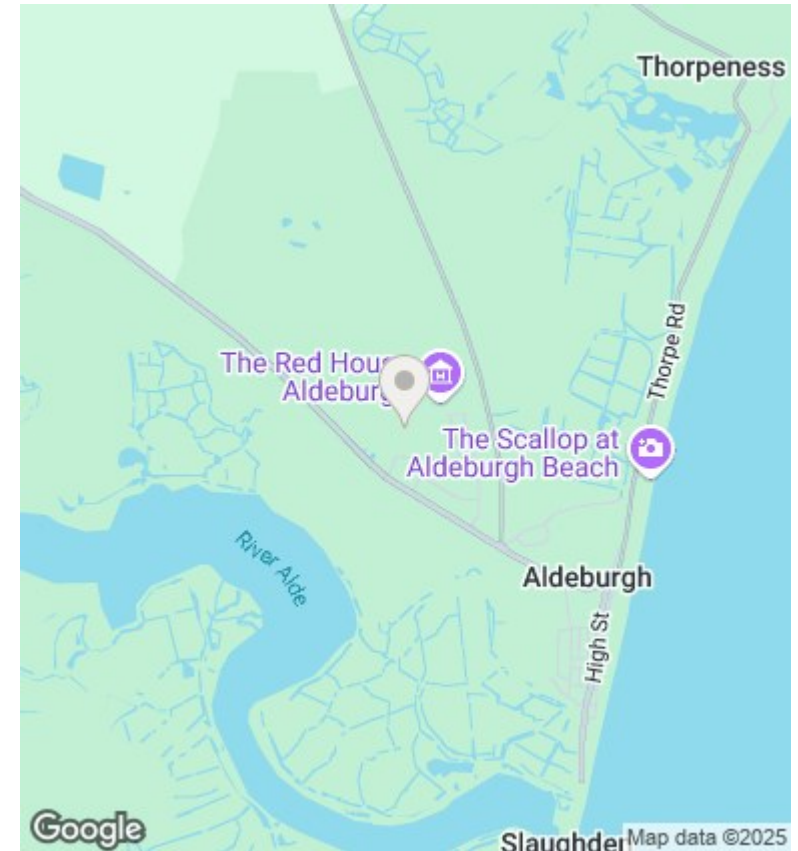




GROUND FLOOR
1073 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 can be given for their operation or efficiency on the plan.
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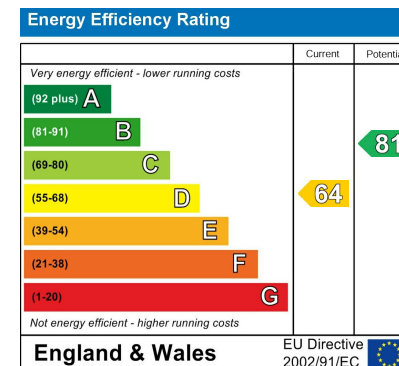


Conveyancing, Surveys & Financial Services

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

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