

EST.  1993

JENNIE JONES

ESTATE AGENTS



17 Leiston Road, Aldeburgh, Suffolk IP15 5PP

GUIDE PRICE

£310,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE PORCH; SITTING ROOM; KITCHEN/DINER; GROUND FLOOR BATHROOMS; REAR LOBBY

LANDING; TWO BEDROOMS

FRONT AND REAR GARDEN

OPEN TO OFFERS

CHAIN FREE

THE PROPERTY

A delightful terraced cottage which has been recently refurbished to a high specification. Consequently the property is excellent order throughout and really must be seen. Situated just a short distance from the High Street and the beach, the property would be ideally suited for either full time occupation or for use as a holiday home.

The accommodation comprises an entrance porch with door opening to the sitting room. The sitting room has a double glazed window to the front aspect, radiator, feature fireplace with wood burning stove and door to the kitchen/diner. The fully fitted kitchen has a range of base and wall mounted units with wood worksurfaces over, sink with mixer tap and space for cooker with stainless steel extractor hood over. There is under stairs storage, limestone floor with underfloor heating. The rear lobby has a stable door to the side giving access to the rear garden, radiator and stairs to the first floor accommodation. The ground floor bathroom has a window to the rear aspect, three piece suite in white comprising a bath with shower over, low level wc and vanity style wash basin, heated towel rail and tiled floor with under floor heating. To the first floor is a landing and two bedrooms, the main bedroom has a window to the front aspect and radiator. The second bedroom has a window to the rear, built in bunk beds with wardrobe and radiator. There is a small paved garden to the front enclosed by a brick wall. The rear garden has a paved sitting area with plant borders inset in gravel and a path to the timber shed/studio with power and light.

LOCATION

Aldeburgh has an excellent range of local shops, two supermarkets (one being a Tesco Express, a short walk from the property), art galleries, fine restaurants and pubs. There is a cinema, library, primary school together with a cottage hospital a doctors' surgery and dental practise. There are golf courses at Aldeburgh and Thorpeness and sailing clubs on the river Alde and the town has a beautiful shingle beach and a strong association with the arts and music in particular with the nearby Snape Maltings Concert hall being home to the internationally renowned Aldeburgh Festival. There are wonderful walks along following the coastal paths and river estuary and the neighbouring town of Leiston has a sports centre and swimming pool. The market town of Saxmundham (about 6 miles) has both Tesco and Waitrose supermarkets and a railway station with connecting services via Ipswich to London Liverpool Station.

LOCAL AUTHORITY

East Suffolk Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT
01394 383789

COUNCIL TAX BAND= B

SERVICES: Mains water, drainage and electricity are available to the property. Central heating from a gas fired boiler.

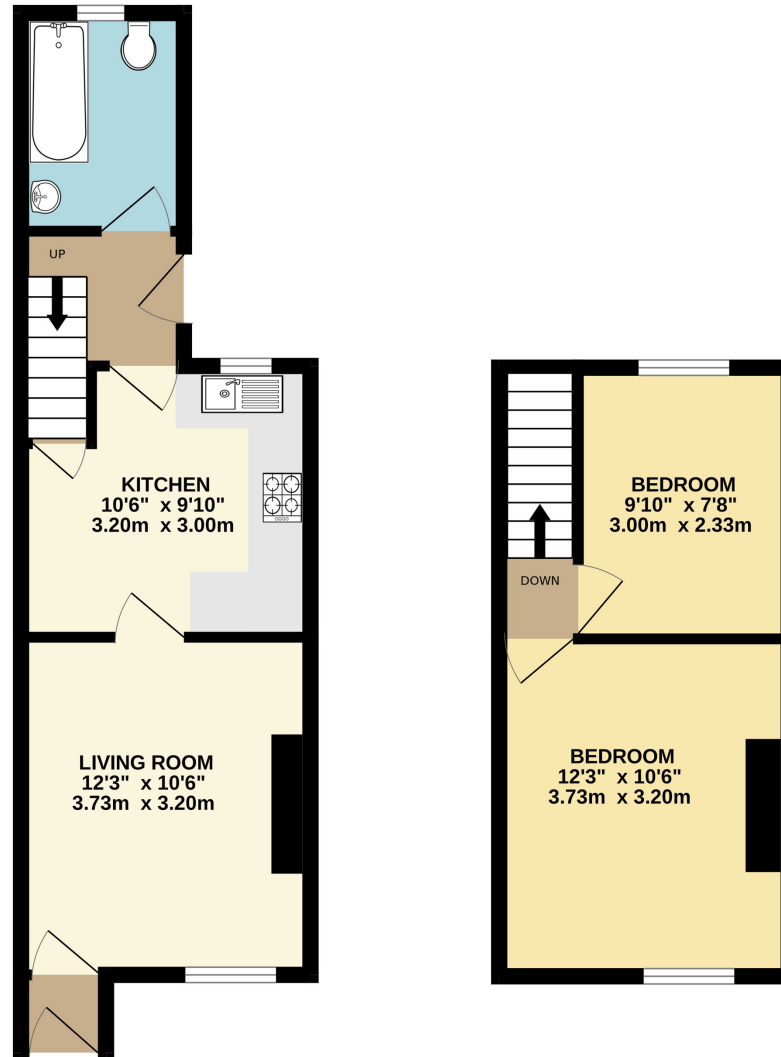
VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = D



Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









