

EST.  1993

JENNIE JONES

ESTATE AGENTS



1 Cherry Lane, Aldeburgh, Suffolk, IP15 5JR.

GUIDE PRICE

£375,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; DINING ROOM; KITCHEN; REAR LOBBY;
GROUND FLOOR SHOWER ROOM;
THREE FIRST FLOOR BEDROOMS; FAMILY BATHROOM;
ENCLOSED REAR GARDEN
OFF ROAD PARKING FOR TWO VEHICLES**

THE PROPERTY: A semi-detached property in a good location just a short distance from the seafront, shops and all local amenities. The property has been extensively refurbished in recent years by the current owners and consequently it is in very good order throughout. Recent improvements include double glazed windows and doors, a recently fitted kitchen, bathroom and shower room. The accommodation comprises an entrance hall with double glazed window to the side, radiator, understairs storage and stairs leading to the first floor. A door from the hall opens to the sitting room with two windows to the front aspect, a feature fireplace with inset and timber surround housing a gas flame effect fire, wood flooring and door to the dining room. The dining room has double glazed French door opening to the garden, radiator, built in storage cupboard, panelled ceiling and door through to the kitchen. The recently fitted kitchen has a good range of white base and wall mounted units with wood worksurfaces over and a stainless steel sink with mixer tap. There is a cooker space with splashback and extractor hood over, plumbing for washing machine and space for drier, shelved pantry cupboard with small window, wood effect flooring and an opening to the rear lobby. The rear lobby has a double glazed door to the exterior, space for a fridge/freezer and radiator. The spacious ground floor shower room has a window to the side, corner shower cubicle, vanity washbasin and low level w.c., towel radiator and vinyl flooring. To the first floor is the landing, with window, wood floorboards, a built in linen cupboard with towel radiator, loft access hatch and doors to the bedrooms. Bedroom one has a window to the rear, built in wardrobe cupboards, a radiator and fitted carpet. The second bedroom has a window to the front, radiator and exposed floorboards. The third bedroom is a small double with window to front and radiator. To the front of the house is an area for two vehicles to park and gates that give access to the rear garden which is enclosed, has an area of lawn, a patio, flower borders and a useful timber storage shed. To appreciate fully the accommodation offered, early viewing is strongly advised.

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 TAX BAND = B

SERVICES: Mains water, electricity and drainage are available to the property. Heating by gas fired boiler.

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

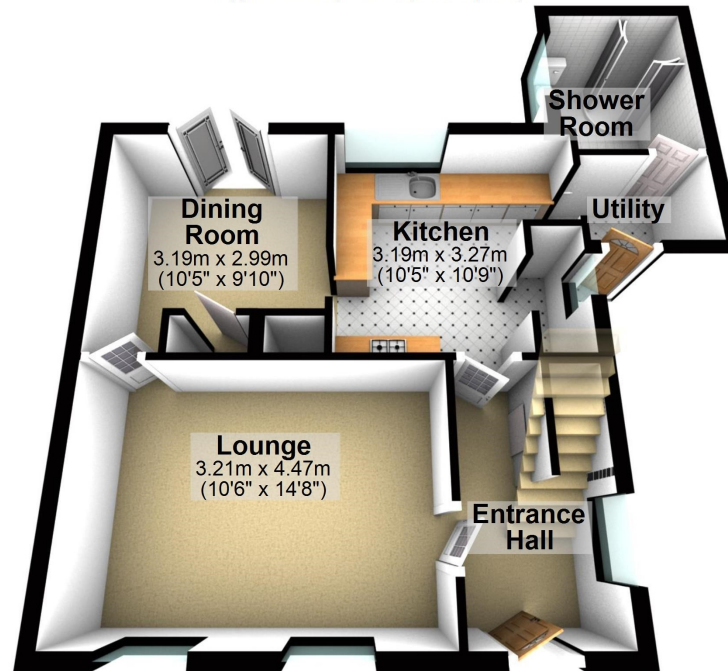
EPC RATING = D

TENURE:

Freehold

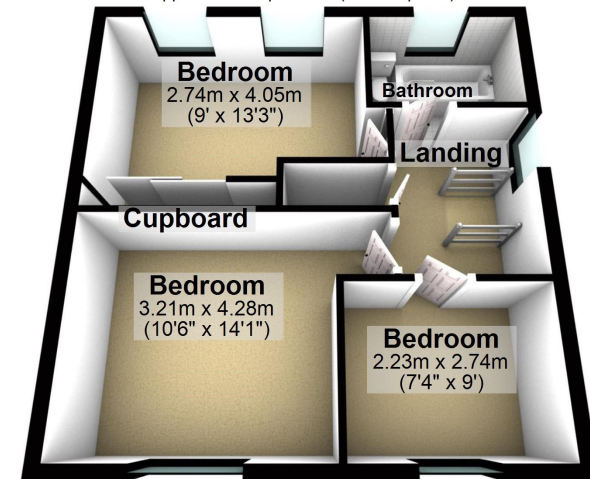
Ground Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 89.8 sq. metres (967.1 sq. feet)

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.









