A pair of semi-detached bungalows on a site of approximately 1.3 acres, with great potential for refurbishment or redevelopment (subject to planning) on the outskirts of Aldringham, close to Aldeburgh and the Heritage Coast.

Guide Price
£495,000 Freehold
Ref: P5844J
1 & 2
Bankside Cottages
Aldeburgh Road
Aldringham
Suffolk IP16 4QH

A pair of three bedroom bungalows, that now require refurbishment throughout, occupying a site of approximately 1.3 acres, with potential for further development, subject to the necessary consents.
Location
1 & 2 Bankside Cottages will be found set well back from the Aldeburgh Road in Aldringham. It is in an ideal setting from which to explore Suffolk’s Heritage Coast with its many and varied attractions and is approximately 4 miles to the north of the coastal town of Aldeburgh with its many shops, cafes, restaurants and annual carnival. Thorpeness with its meare, golf club and country club is situated 2 miles to the east. Also within the vicinity are historic castles at Framlingham and Orford, and the famous concert hall at Snape Maltings, which holds a wide variety of musical events throughout the year. The bird sanctuary at Minsmere is also within easy driving distance.

Day to day shopping can found in the town of Leiston, which is about 1 mile to the north of the property, and at Saxmundham which offers Waitrose and Tesco supermarkets, a number of individual shops and eateries, as well as a railway station with regular services to Ipswich.

Description
1 & 2 Bankside Cottages comprise a pair of three bedroom semi-detached bungalows that now warrant complete renovation and refurbishment throughout, occupying a site of approximately 1.3 acres.

Believed to date from the mid to late 1960s, the bungalows are of traditional brick construction under pitched concrete tile roofs. Essentially identical in design and layout, both properties are now in need of complete renovation and refurbishment throughout.

The bungalows sit centrally within the plot, which offers potential for additional development in the grounds, as well as extending the existing bungalows. Alternatively, the bungalows could be demolished to make way for a replacement dwelling.

Any redevelopment of the site would, of course, require the consent of the Local Planning Authority, Suffolk Coastal District Council. The Executors have not made any formal approach (by way of a ‘Pre-App’) to the planning authority.

The site will be sold without any overage provisions allowing future owners to benefit from the full value of additional planning permissions that may be granted.

The Accommodation
(Both properties have identical accommodation—see floorplans)

The House
Ground Floor
A part glazed front door opens into an

Entrance Hall
With access to roof space and doors off to

Cloakroom
With WC

Bathroom
With panelled bath in half height tiled surround and pedestal wash basin.

Bedroom
With window on the rear elevation providing views of the rear garden.
**Kitchen/Dining Room**
Partly sub-divided, the kitchen area has a basic range of cupboard units with wood effect work surface over incorporating stainless steel sink with drainer. Recess for electric cooker and plumbing and waste for washing machine. Part glazed door and window providing views and access to the rear garden and door to

**Pantry Cupboard**
With window on the front elevation and range of fitted shelving.

A further door from the Kitchen/Dining Room provides access to the

**Sitting Room**
A twin aspect reception room with windows providing views of the front and rear gardens. The focal point of the room is the fireplace with raised tiled hearth. TV and telephone points, night storage heater and doors off to

**Bedroom Two**
With window on the rear elevation.

**Bedroom Three**
With window the front elevation overlooking the front drive and garden.
Outside

1 & 2 Bankside Cottages are set well back from the Aldeburgh Road in Leiston, approached over a track that leads up to a parking and turning area immediately to the front of the properties. The gardens and grounds to the front of 1 & 2 Bankside are extensive and comprise open areas of ground that are interspersed with a number of mature trees, all enclosed within established hedging.

The rear gardens can be accessed at either end of the properties. Immediately adjoining the bungalows at the rear are small areas of garden that are laid to lawn. Beyond this is an additional area of ground that has been untouched for many years. This area is predominantly covered in bracken, but with a number of mature trees.

In all, the site extends to approximately 1.3 acres.
**Viewing**  Strictly by appointment with the agent.

**Services**  Mains water, electricity and drainage.  Night storage heaters to part.

**Council Tax**
- **Number 1** - Band B; £1,189.96 payable per annum 2017/2018
- **Number 2** - Band B; £1,189.96 payable per annum 2017/2018

**Local Authority**  Suffolk Coastal District Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

**NOTE**
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.  No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.  No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.  Any distances, room aspects and measurements which are given are approximate only.  No guarantee can be given that any planning permissions or building regulations have been applied for or approved.

October 2017
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Directions
From Framlingham take the B1119 Saxmundham Road and at the junction with the A12, turn right and then left onto the A1094 where signposted to Aldeburgh. Continue through Snape and turn left onto the B1069 Leiston Road, continuing to Knodishall village before turning right onto the B1353 to Aldringham. At the crossroads in the village by the Parrot and Punchbowl public house, turn right onto the B1122 towards Aldeburgh. Proceed along the road where the property will be found on the right hand side of the road.