



5 Somerville Lea

Church farm, Aldeburgh, IP15 5LH

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ESTABLISHED 1966

5 Somerville Lea, Church Farm, Aldeburgh, IP15 5LH

A Charming Three Bedroom Cottage Located In A Sought-After Area of The Town.

ENTRANCE HALL | SITTING / DINING ROOM | KITCHEN | 3 BEDROOMS | BATHROOM | GARDEN | GARAGE

ALDEBURGH is arguably one of Suffolk's most sought-after coastal towns with superb recreational facilities including sailing, golf, fishing and walking. The town also provides a good selection of shops, restaurants and pubs. Snape Maltings, the home of the Aldeburgh Music Festival, is about 4 miles away. Dunwich Heath and Minsmere Bird Reserve are also close by. Saxmundham, which is about 7 miles away, has a wide range of shops including Waitrose and a railway station which connects to Ipswich and onto London Liverpool Street

THE PROPERTY

5 Somerville Lea is a charming three bedroom terraced cottage situated in the sought after Church Farm development, just a short walk to all amenities and the beach.

On entering the property there is small tiled hall with stairs to the first floor, door to the cloakroom and door to the sitting/dining room. The sitting area has a window to the front and fire place with a log burner, inset cupboard and shelves on the left of the fireplace and shelving on the right. This room then opens into the dining area with patio doors to garden ideal for those lovely summer evening sitting inside or out.

Guide: £495,000 FREEHOLD



The kitchen has a range of high and low level units space for washing machine and under counter fridge/freezer. Built in electric oven, gas hob and extractor over, stainless steel sink and mixer tap with window to the front

On the first floor you will find two double bedrooms, one single and a family bathroom comprising paneled bath with mixer tap, pedestal wash basin and close coupled WC.

OUTSIDE

Front garden is shingled with a variety of trees and shrubs.

The rear garden is landscaped with paved and shingle area, mature trees and shrubs. There single garage with up and over door and driveway for two cars.

SERVICES

Mains water, gas, electricity and drainage connected.

What3words: chase.inflamed.automatic

Council Tax; D

EPC: C

Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England, Scotland & Wales

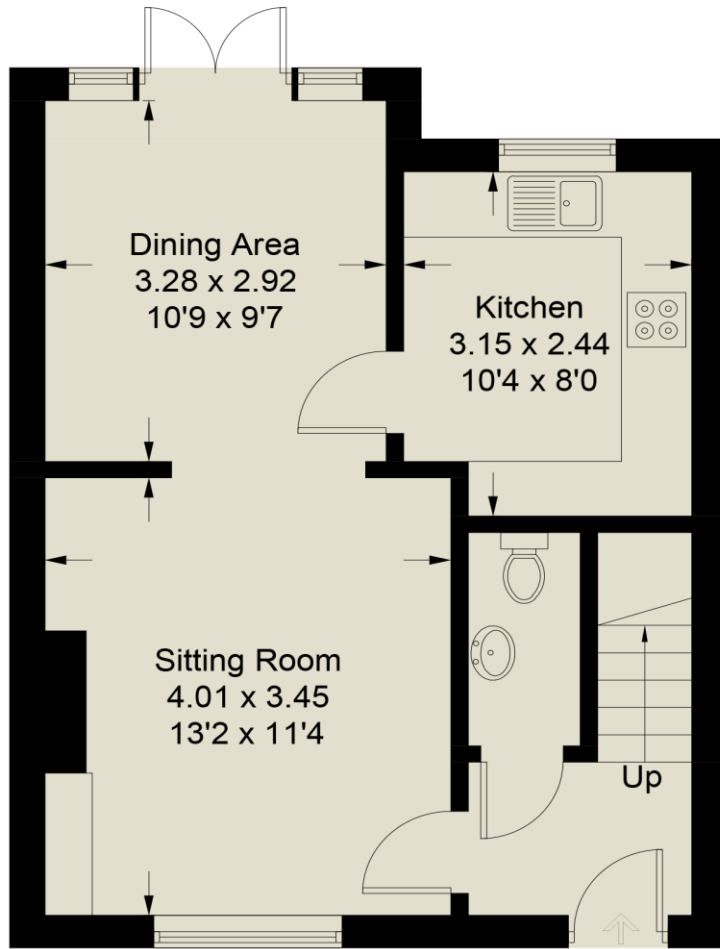
EU Directive 2002/91/EC



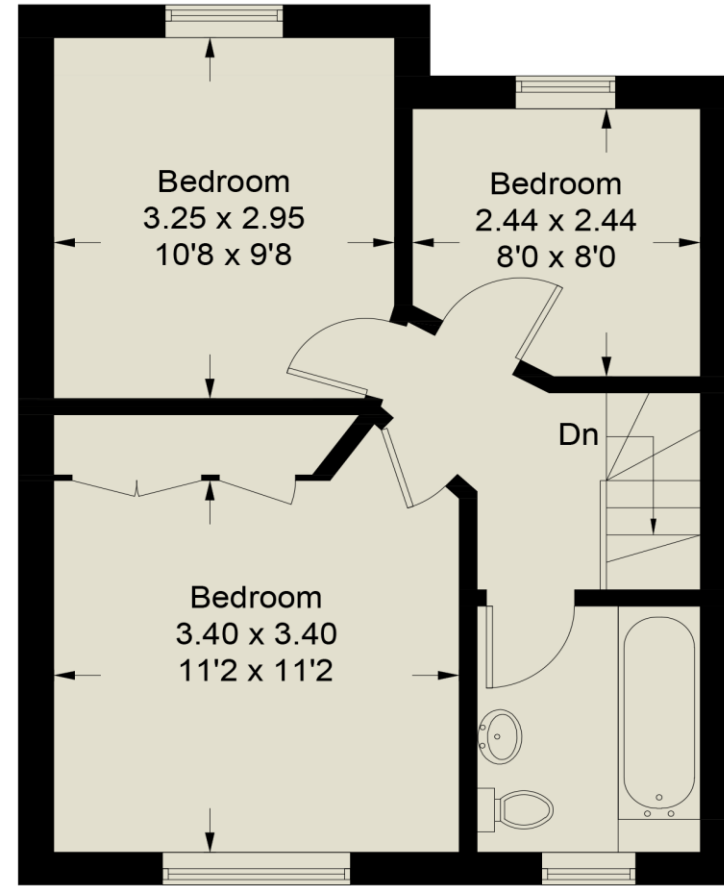
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

5 Somerville Lea, Aldeburgh

Approximate Gross Internal Area = 78.9 sq m / 849 sq ft



Ground Floor



First Floor

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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