



Heron Cottage

149 High Street, Aldeburgh, Suffolk, IP15 5AN

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ESTABLISHED 1966

149 High Street, Aldeburgh, Suffolk, IP15 5AN

- Southwold 18.3 miles
- Saxmundham Train Station 7.3 miles
- London 1 hour 15 minutes from Ipswich.

ENTRANCE HALL | SITTING ROOM | DINING ROOM |
GALLEY KITCHEN | THREE BEDROOMS | BATHROOM |
CLOAKROOM | GARDEN |

THE PROPERTY:

The superbly presented accommodation is arranged over two floors and comprises front door leading to entrance hall with doors to a light and airy sitting room, with gas fire, bay window with beautiful shutters overlooking the High Street.

Also off the hall are stairs to the first floor and door to the dining room which is a lovely light room with double doors opening onto the west facing patio and courtyard garden.

The fully fitted kitchen is approached from the dining room, fitted with high and low level units, travertine work surface with inset hob, extractor hood over, eye-level oven, integrated fridge/freezer, dishwasher and washing machine and ceramic sink with mixer tap and integrated washing machine.

From the first-floor landing doors lead to the principal bedroom overlooking the high street, bedroom two with window overlooking the rear and the third single bedroom also overlooks the front.

A FABULOUS THREE BEDROOM HOUSE ON THE HIGH STREET, ONLY MINUTES FROM THE SEA.

Guide: £675,000 FREEHOLD



The bathroom is beautifully tiled and comprises vanity wash basin, low-level WC and bath, with stainless steel heating heated towel rail.

Outside

The property has an attractive walled west-facing courtyard garden, designed for ease of maintenance.

NB there is a right of way in favour of 147 over 149 , both then have a right of way over 151 High Street for bins and bikes.

Services

Mains water, gas, electricity and drainage connected.

Location

Aldeburgh is arguably one of Suffolk's most sought-after coastal towns with superb recreational facilities including sailing at Aldeburgh Yacht Club, a golf course, fishing and beautiful coastal walks. The town has a first rate selection of shops boutiques, 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.

What3words: outgrown.woof.converged

Council Tax: D

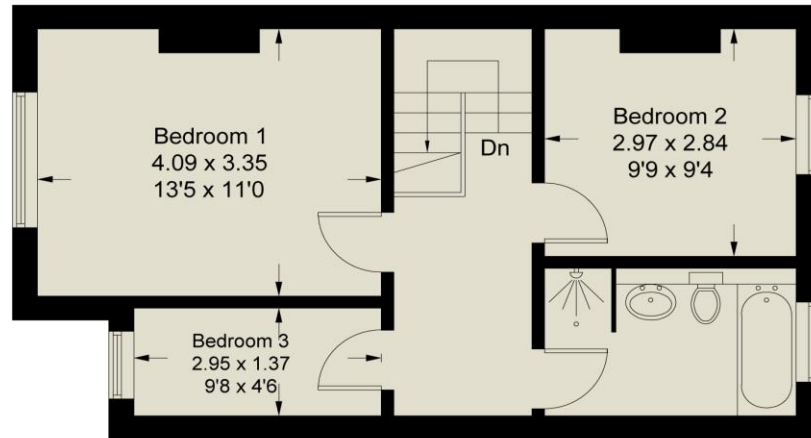
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



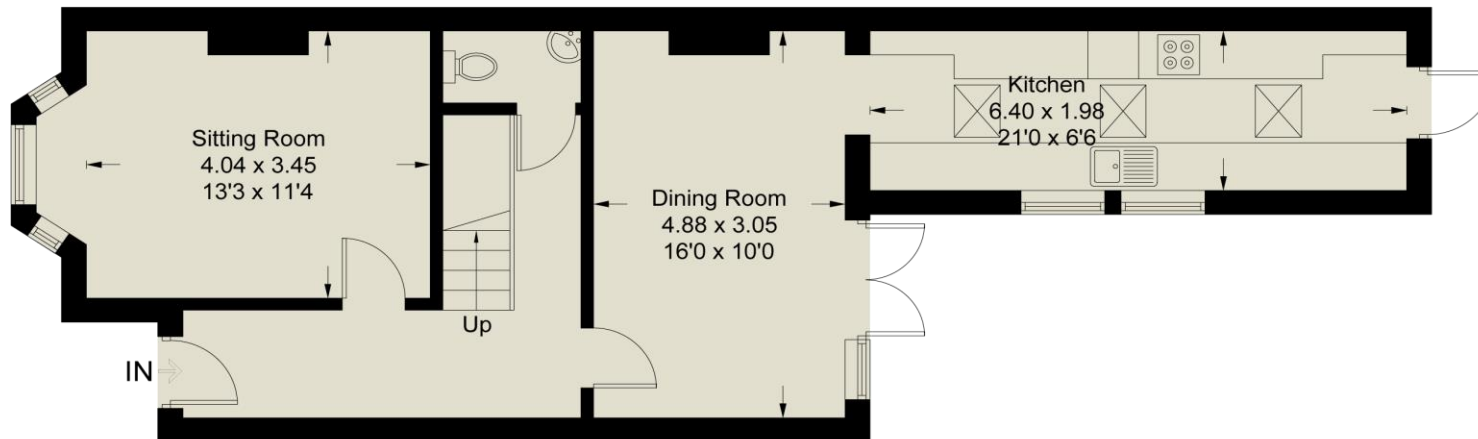
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

149 High Street, Aldeburgh

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft



First Floor



Ground 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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