



Fishermans Cottage

Aldeburgh, Suffolk, IP15 5DG

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FISHERMANS
COTTAGE
277

Bedfords

ESTABLISHED 1966

Fishermans Cottage, Aldeburgh, Suffolk, IP15 5DG

- Southwold 18.3 miles
- Saxmundham Train Station 7.3 miles
- London 1 hour 15mis approx. by train from Ipswich.

OPEN-PLAN LIVING/KITCHEN/DINING ROOM | TWO
BEDROOMS | SHOWER ROOM | REAR HALL | PATIO GARDEN

THE PROPERTY:

Fishermans Cottage, is a beautifully presented two bedroom brick built cottage under a pantile roof, situated in a great position of the town, with-in a few minutes' walk of the main high street and beach.

The accommodation that is arranged over two floors and comprises open-plan sitting dining, kitchen, rear hall and shower room on the ground floor on the first floor you will find two double bedrooms.

To the front of the property is an open plan living/dining kitchen. The kitchen area comprises high and low level units, space for a fridge, electric oven and hob, washer/dryer and ceramic sink with mixer tap. The sitting area is a lovely light area with beautiful original feature fireplace, ideal for cosy winter evenings by the fire. There is also space for a small dining table.

To the rear is a small hall, leading to the shower room with shower cubicle, pedestal wash hand basin, close coupled WC and heated towel rail. Door to the patio garden.

On the first floor you will find the two bedrooms, the main double bedroom is at the front and is a good size double. The second bedroom is a small double that overlooks the rear garden towards the marshes.

A FABULOUS TWO BEDROOM COTTAGE ONLY MINUTES FROM THE SEA AND AMENITIES.

Guide: £475,000 FREEHOLD



Outside

Outside to the rear is a lovely patio garden designed for ease of maintenance, ideal for al-fresco dining.

NB: The neighboring property has a right away across the garden.

Agent Note: The property is currently run as a successful holiday let.

Services

Mains water, electricity and drainage connected.

Location

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.

What3words: computers.tiger.extent.

Council Tax: TBC

EPC: D

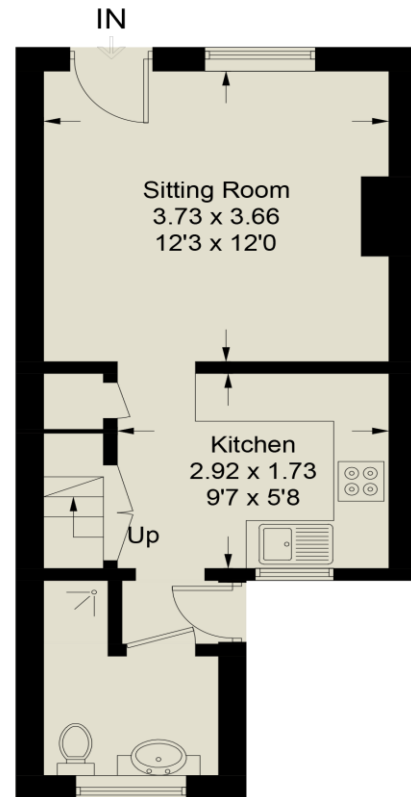
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 96 |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 55 | |
| (29-54) | E | | |
| (11-28) | F | | |
| (1-10) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

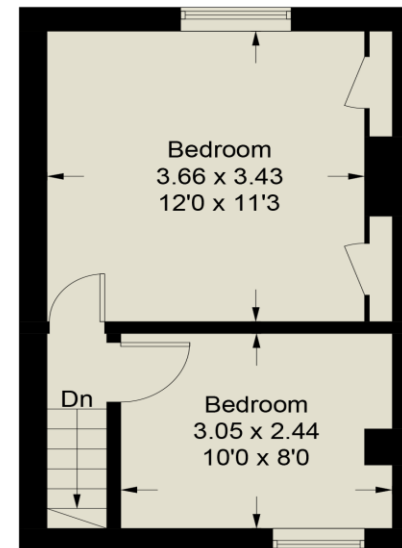


277 High Street Aldeburgh

Approximate Gross Internal Area = 52.1 sq m / 561 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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