



5 St Nicholas Court, Aldeburgh

Bedfords

ESTABLISHED 1966

5 St Nicholas Court, Victoria Road, Aldeburgh, IP15 5HT

Hall | Sitting Room | Kitchen/Breakfast Room | Cloakroom | Three Bedrooms | Bathroom | Garden | Single 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, a cinema, theatre and public houses. 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 railway station, which offers regular services to London Liverpool Street Station via Ipswich.

Guide: £450,000



The Property

5 St Nicholas Court is a charming brick built property under a tiled roof. Accessed via a private road, you will find this contemporary house standing back from the road with its own drive and parking space, within walking distance

Of the main town and beach.

To the front is a tiled porch up to the front door. The property could do with some updating and has planning permission to replace garage with a two story extension as well as enclosing the porch.





Internally the ground floor rooms are light and spacious, the dual aspect living room benefits from a gas fire and patio doors to the garden. The kitchen-breakfast room has a range of high and low level units, built in electric oven and gas hob plumbing for a washing machine, water softener and space for a table and chairs. Off the hall you will also find a cloakroom.

Upstairs are two double bedrooms and one single, the double bedrooms both give a distant view of the marshes. The family bathroom is well laid out.

Outside the property has an enclosed garden, which is mainly laid to lawn, with plant and shrub borders and a summer house occupying one corner.

There is a parking space to the front of the property, as well as a single garage and side gate for access to the rear garden..

NB: The property also has planning to replace the garage with a two storey extension and enclose the porch.

IMPORTANT NOTICE:

These particulars have been prepared in all good faith; measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase. **Viewing** is strictly by appointment: Tel: **(01284) 769999**. www.bedfords.co.uk 15 Guildhall Street, Bury St Edmunds, Suffolk IP33 1QD.

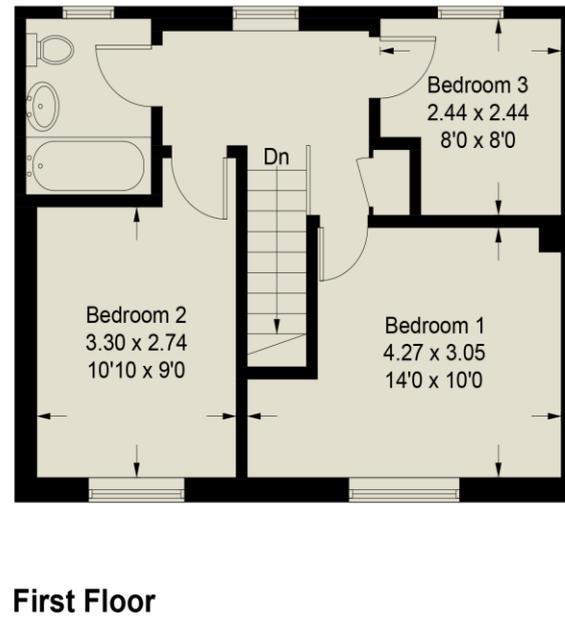
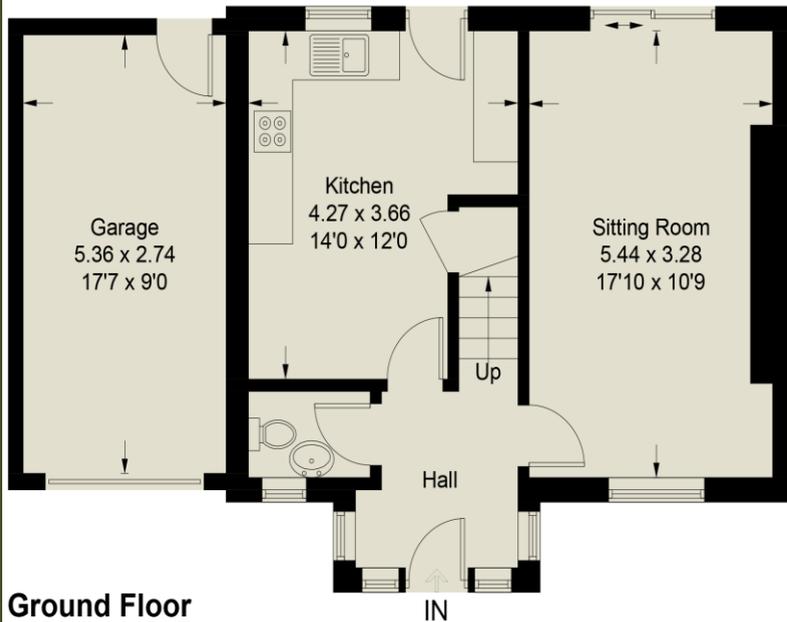
FIXTURES AND FITTINGS:

Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation.

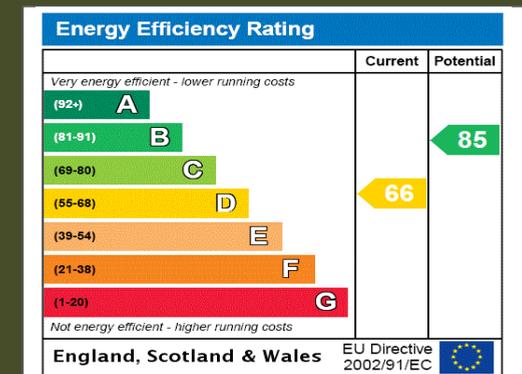


5 St. Nicholas Court, Aldeburgh

Approximate Gross Internal Area = 81.3 sq m / 875 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 96 sq m / 1033 sq ft



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