



Martindale, Church Lane, Friston, Saxmundham, IP17 1PT

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ESTABLISHED 1966

**Martindale
Church Lane
Friston
Saxmundham IP17 1PT**

- *Saxmundham 3.4 miles*
- *Leiston 3.7 miles*
- *Aldeburgh 4.2 miles*

ENTRANCE LOBBY | KITCHEN/DINER | SITTING ROOM | 3
BEDROOMS | BATHROOM | FRONT AND REAR GARDENS
SINGLE GARAGE | PARKING SPACE

Martindale is situated in a tucked away position along Church Lane, within walking distance of the Village Green and The Chequers Public House.

Built of brick elevations under a concrete tile roof, the property requires modernisation and has potential to convert into the loft, subject to the necessary planning consents.

The front door opens to an entrance lobby off which is the kitchen/diner which has a range of base mounted units with a stainless-steel sink and built in ceramic hob and Bosch oven.

The sitting room is well proportioned and there are three bedrooms and a bathroom with a coloured bathroom suite.

A detached bungalow requiring some updating in a convenient position close to the Heritage Coast.

Guide Price: £250,000 FREEHOLD



Outside

The property has a small front garden planted with shrubs including lavender and to the rear is a further area of garden down to lawn.

There is a parking space and an attached single garage with an up and over door, with a pedestrian door at the side.

Services

Mains water, electricity and drainage are connected. Electric night storage heating. Superfast broadband is available (Ofcom).

East Suffolk District Council – Council Tax Band C.

Location

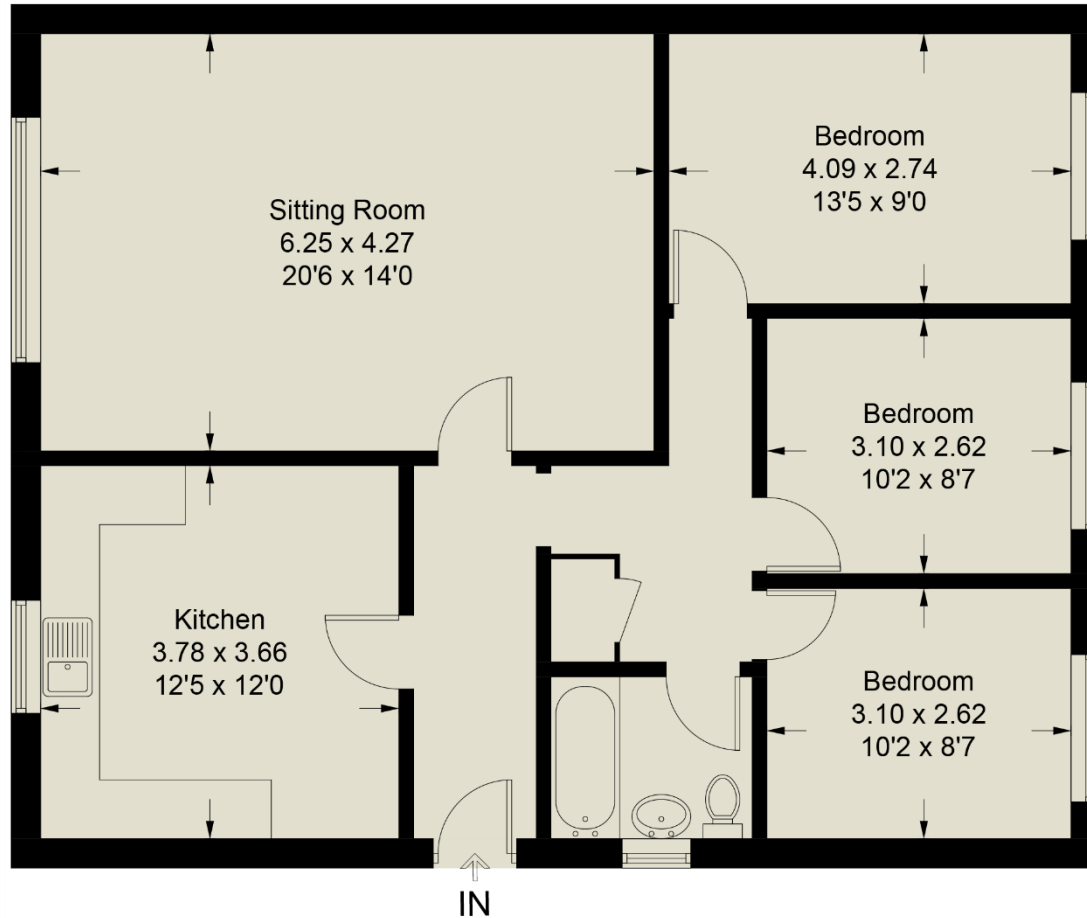
FRISTON is a picturesque Suffolk village, with a large village green with the popular Chequers Public House, overlooking the green. The neighbouring village of Knodishall has a village store, farm shop and schools. Friston is located almost equidistant between the coastal town of Aldeburgh and the village of Snape with its famous Maltings Concert Hall. Saxmundham offers further shops, together with supermarkets, and a branch line railway station providing service to London Liverpool Street Station via Ipswich. There are excellent recreational opportunities locally including sailing, coastal walks, birdwatching and sea swimming.

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

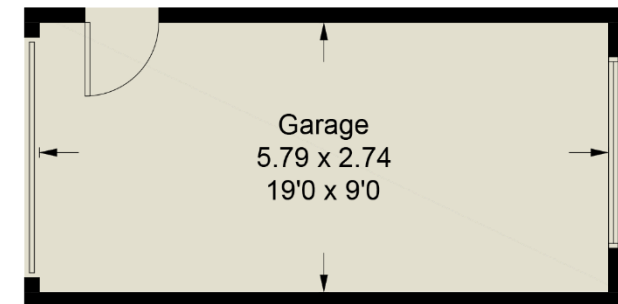


Martindale, Friston

Approximate Gross Internal Area = 86.2 sq m / 928 sq ft
 Outbuilding = 15.9 sq m / 171 sq ft
 Total = 102.1 sq m / 1099 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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	



(Not Shown In Actual Location / Orientation)

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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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