



14 The Plantation, Aldeburgh

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Bedfords

ESTABLISHED 1966

14 The Plantation, Aldeburgh, Suffolk, IP15 5QG

- *Snape 5.8 miles*
- *Southwold 17.4 Miles*
- *Saxmundham Train Station 6.8 miles*
- *London 1 hour 15mins approx. by train from Ipswich.*

LARGE SITTING ROOM | KITCHEN/BREAKFAST ROOM | DINING AREA | CLOAKROOM | THREE BEDROOMS | FAMILY BATHROOM | GARDEN | SHED

THE PROPERTY:

14 The Plantation is an immaculately presented home, positioned in an iconic late 1960's early 1970's development with attractive gardens to the rear.

Internally the property comprises; on the ground floor there is a large sitting room with picture window to the front and double doors into the dining room.

The kitchen/breakfast has a range of high and low level units, space for electric oven with extractor over, built in fridge/freezer and dishwasher, stainless steel sink with mixer tap above, window overlooking the garden, breakfast bar with plumbing for washing machine and space for two stools. The dining area is a good size with glazed door to the garden.

On the first floor there is a good size double height landing, letting in lots of light and built in cupboards. Doors off the landing lead to the three bedrooms, two of which are good sized doubles and one smaller double with built in cupboard.

An immaculate three bedroom terraced house within walking distance of the beach and amenities.

OIEO: £250,000 FREEHOLD



The family bathroom is fully tiled and consists of panelled bath with mixer shower tap, pedestal wash basin and close coupled WC.

OUTSIDE:

To the front of the property is a small area of garden behind a wooden fence with space to put bins and paved area leading to the front door.

The rear garden has a good size patio ideal for entertaining and enjoying al-fresco. The rest of the garden is mainly laid to lawn with herbaceous borders and a shed. It is fully enclosed with a gate to the rear leading out to the road and layby behind where you can park your car although please note this is not official parking for the property.

SERVICES:

Mains electric, gas, water and sewage.

Gas central heating throughout.

According to Ofcom superfast broadband is available and mobile coverage is likely from most networks.

What3words: voting.playfully.villa

Council Tax: B

EPC C

LOCATION:

ALDEBURGH is one of Suffolk's most sought-after coastal towns, with a heritage beach and within an AONB. The town has superb recreational facilities including sailing, golf, fishing and walking. It also provides an excellent selection of shops and boutiques, restaurants and pubs. Snape Maltings, the home of the Aldeburgh Music Festival, is about 5.8 miles away. Dunwich Heath and Minsmere Bird Reserve are also close by. Saxmundham, which is about 6 miles away, has a wide range of shops including a Waitrose and a railway station which connects to Ipswich and onto London Liverpool Street.

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

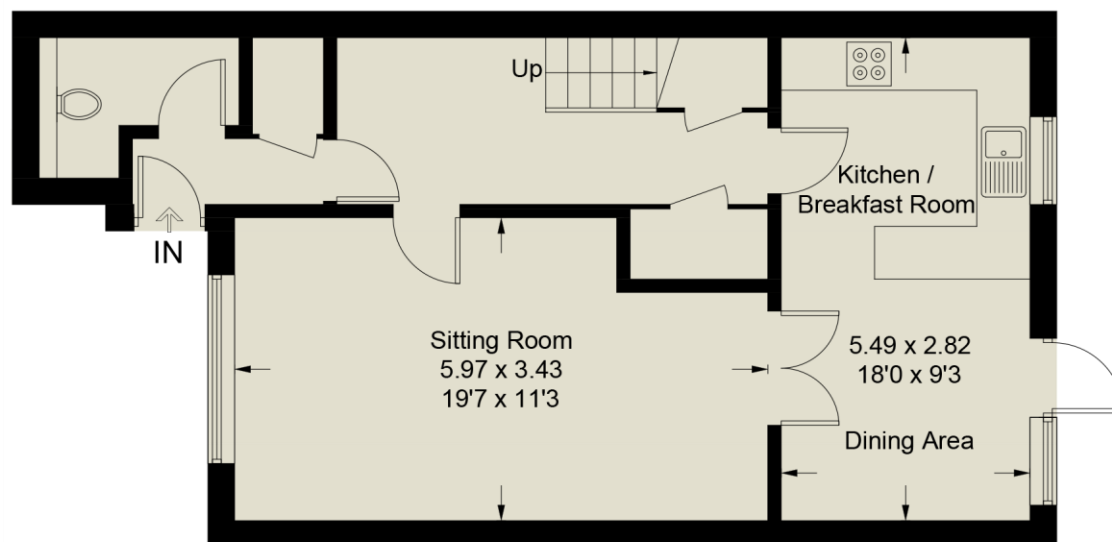


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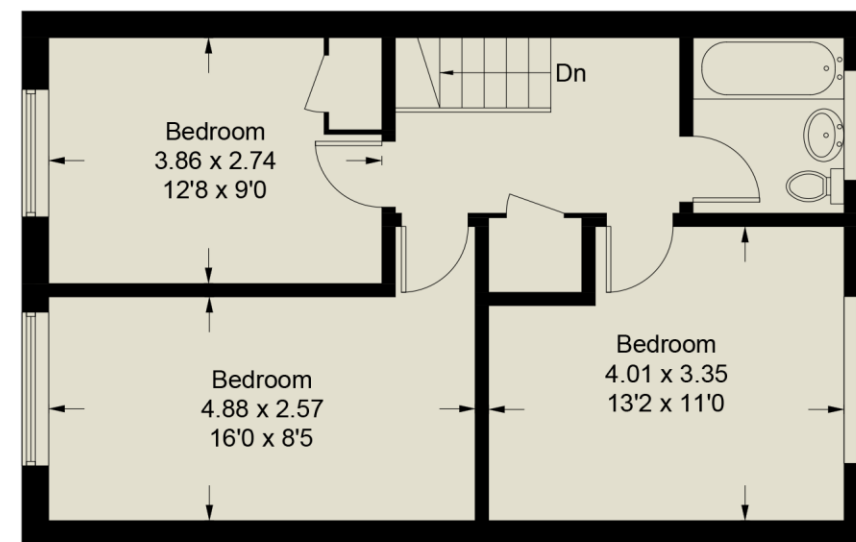
Approximate Gross Internal Area = 102.6 sq m / 1104 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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			



Ground Floor



First Floor