



31 Fawcett Road, Aldeburgh

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ESTABLISHED 1966

31 Fawcett Road, Aldeburgh, Suffolk, IP15 5HQ

- *Snape 6.8 miles*
- *Southwold 18.1 Miles*
- *Saxmundham Train Station 7.4 miles*
- *London 1 hour 15mins approx. by train from Ipswich.*

SITTING ROOM | KITCHEN/BREAKFAST ROOM |
UTILITY/CLOAKROOM | TWO BEDROOMS | THREE
BEDROOMS || FAMILY BATHROOM | GARDEN | ANNEXE
WITH ONE BEDROOM & WETROOM

THE PROPERTY:

A charming redbrick bay-fronted two/three bedroom Victorian terraced house, under a slate roof. The property is situated in an excellent location, only a short distance from the High Street and Seafront.

The accommodation; with gas central heating features a recessed storm porch, entrance hall, sitting room with bay window and fireplace housing a wood burning stove, this is lovely light room.

To the rear is a spacious kitchen/dining room with high and low level units, built-in electric oven, hob with extractor above, space for a dishwasher and fridge/freezer. There is a utility room with WC and understairs cupboard housing the washing machine.

On the first floor there are two double bedrooms, the main bedroom is to the front of the property with a super bay window, letting in lots of light. The second bedroom is to the rear and again is a good sized double. The family bathroom comprises panelled bath, pedestal washbasin and close coupled WC.

**A charming two/three bedroom house situated in a sought-after road,
within walking distance to the High Street and beach.**

Guide: £495,000 FREEHOLD



OUTSIDE:

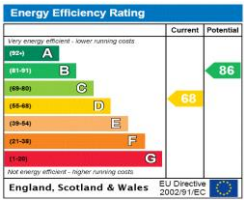
Outside there courtyard with space for a six seater table and chairs ideal for entertaining, a wooden store and gate at the rear which leads onto a rear access path for the properties. There is also a brick built annex complete with wet room.

SERVICES:

Services: mains gas, electric, water and sewage.
Ofcom: states superfast broadband is available and mobile coverage from most networks.
Council Tax: D
EPC D

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.



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

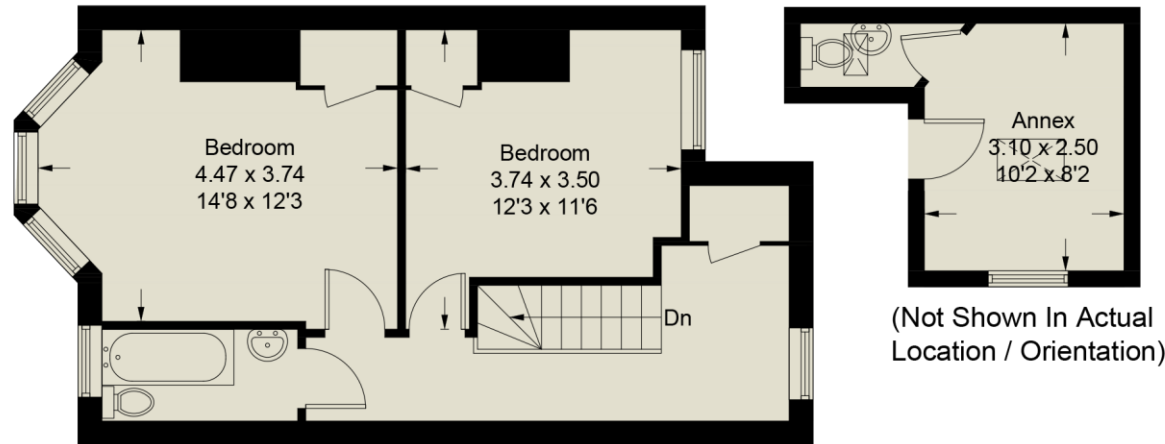


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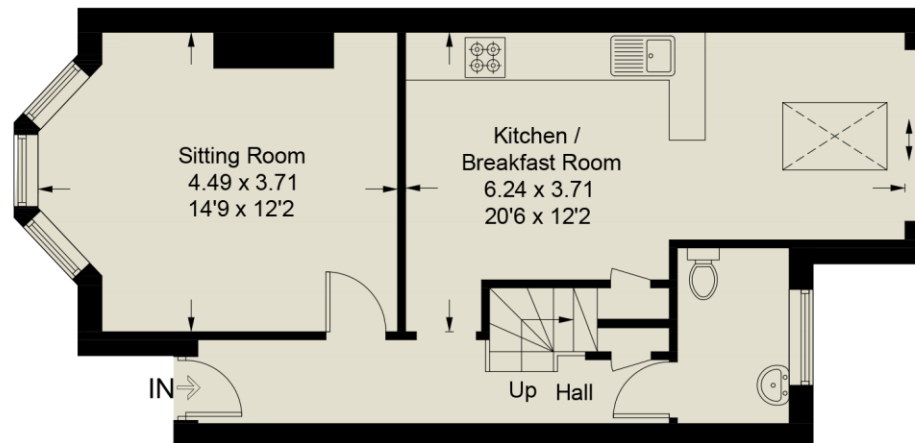
Approximate Gross Internal Area = 88.25 sq m / 950 sq ft

Annex = 7.7 sq m / 83 sq ft

Total = 95.95 sq m / 1033 sq ft



First Floor



Ground Floor

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