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High Street, Aldeburgh, Suffolk, IP15

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Guide Price £350,000 to £360,000

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- Stone's Throw from the Beach
- Charming Terrace Cottage
- Two Bedrooms
- Refitted Kitchen & Shower Room
- Sitting Room with Ample Storage
- Courtyard to Rear with Brick-Built Storage
- Double-Glazing & Gas Central Heating



Conveniently situated in the heart of Aldeburgh High Street, just a stone's throw from the beach, this charming two-bedroom terraced cottage has been in the same family since 1972 and has been much improved over the years. The cottage benefits from a refitted kitchen and shower room, double-glazing, gas central heating, and a rear courtyard with a brick-built storage shed. The accommodation comprises sitting room, stylish refitted

kitchen/breakfast room and shower room, and on the first floor are two bedrooms.

Aldeburgh is a pretty coastal town on the river Alde which enjoys breath-taking views both seawards and following the river Alde inland towards Orford. Local amenities include craft, food and antiques shops, independent boutiques as well as some national chains, plus a myriad of pubs and an independent cinema. One of

Aldeburgh's claims to fame is the town's fish and chip shop which was described by 'The Times' as 'possibly the finest on the East Coast'. The Jubilee Hall nestled on the seafront hosts many festivals, theatre shows, talks and fairs throughout the year. There is a wealth of hotels and B&Bs in the town which makes Aldeburgh a perfect getaway to enjoy the Suffolk coast. The town is notable for having been the home of composer Benjamin

Britten and as being the centre of the international Aldeburgh Festival of arts at nearby Snape Maltings founded by him in 1948.

Outside – Front: The low-maintenance garden is enclosed by a brick wall with pedestrian gate, and a double-glazed stable door opens directly into:

Sitting Room: 11'9" x 10'6" (3.58m x 3.2m) The sitting room features a double-glazed window to the front aspect,



radiator, and an open chimney. There is also a large walk-in understairs cupboard, along with an additional shelved cupboard. A door leads to: **Kitchen/Breakfast Room:** 11'1" x 9'7" (3.38m x 2.92m) The refitted kitchen offers a stylish range of eye and base units with drawers, square edge work surfaces, and a sink with drainer. Integrated appliances include an electric oven and hob with extractor hood over, and there is space for a fridge freezer. Further features include

laminated flooring, a radiator, door providing access to the staircase, double-glazed window to the rear aspect, double-glazed door opening onto the rear courtyard, and a door leading to:

Shower Room: A stylish refitted three-piece suite comprising a fully tiled shower enclosure, low-level WC and pedestal hand wash basin, along with a heated towel rail, space and plumbing for a washing machine, and an opaque

double-glazed window to the rear aspect.

First Floor Landing: Doors to the bedrooms.

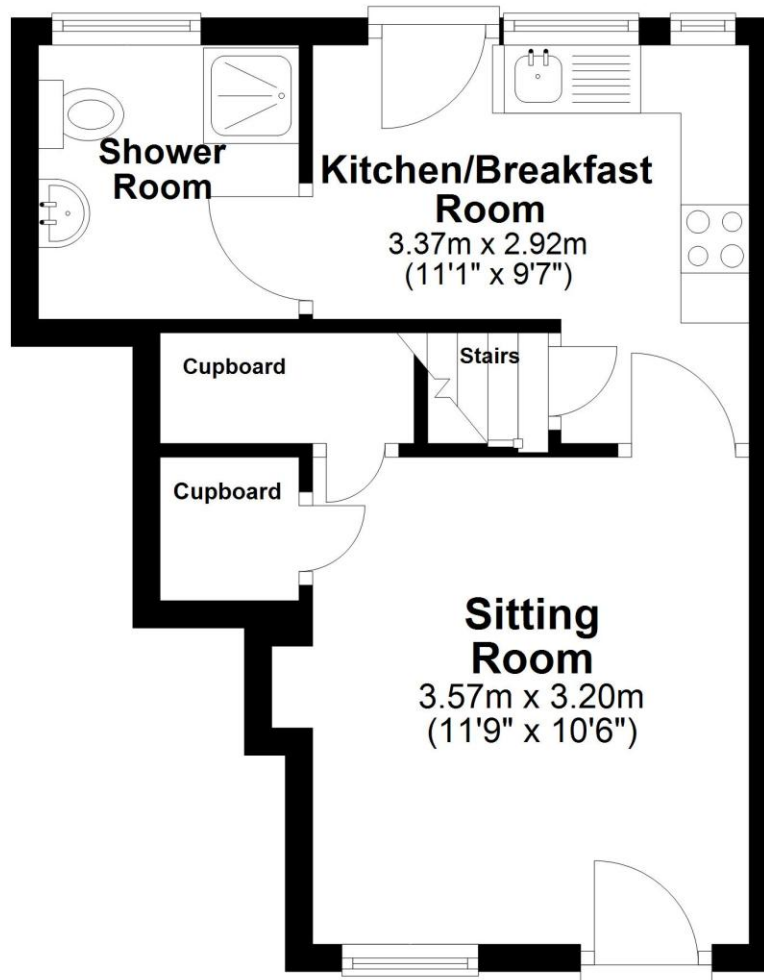
Bedroom One: 11'11" x 11'7" (3.63m x 3.53m) Double-glazed window to the front aspect, a radiator, and a range of built-in wardrobes.

Bedroom Two: 13'4" x 8' (4.06m x 2.44m) Double-glazed window to the rear aspect, a radiator, floor-to-ceiling fitted wardrobes with sliding doors, and built-in cupboards.

Outside – Rear: The compact courtyard houses a brick-built storage shed and is enclosed by picket fencing with pedestrian gated access. Agent's note: The neighbouring cottage has a pedestrian right of way through the courtyard.

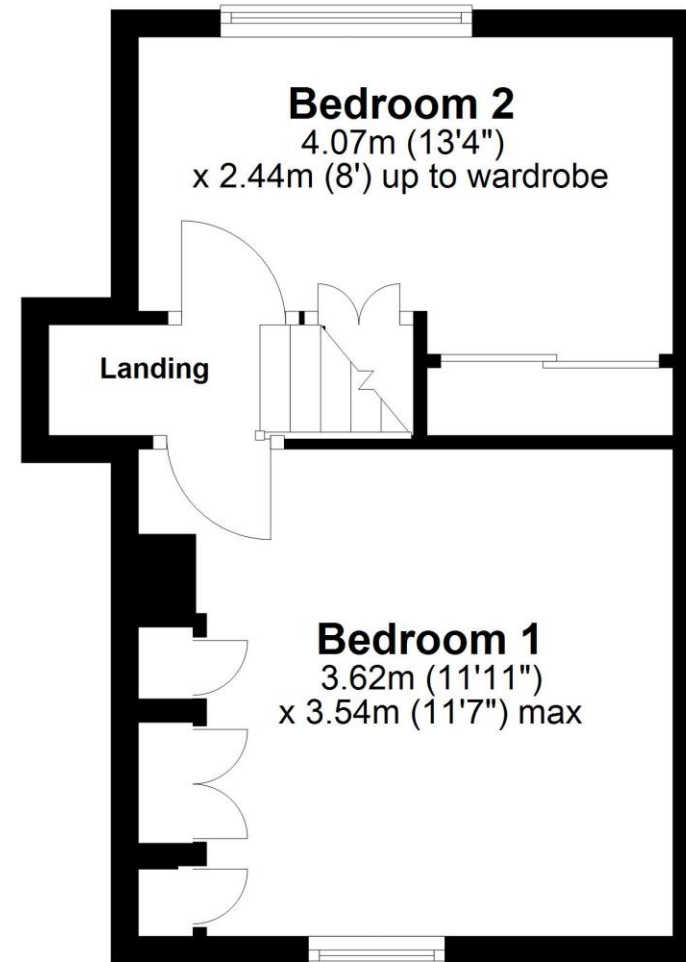
Ground Floor

Approx. 28.2 sq. metres (304.0 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.8 sq. feet)



Total area: approx. 53.8 sq. metres (578.8 sq. feet)

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Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



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