

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



9 Silver Drive, Aldeburgh, Suffolk, IP15 5JZ

TO LET

£1 200 per month

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; KITCHEN/DINING AREA; UTILITY ROOM;
THREE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM; BATHROOM
FRONT AND REAR GARDEN; TANDEM GARAGE**

THE PROPERTY

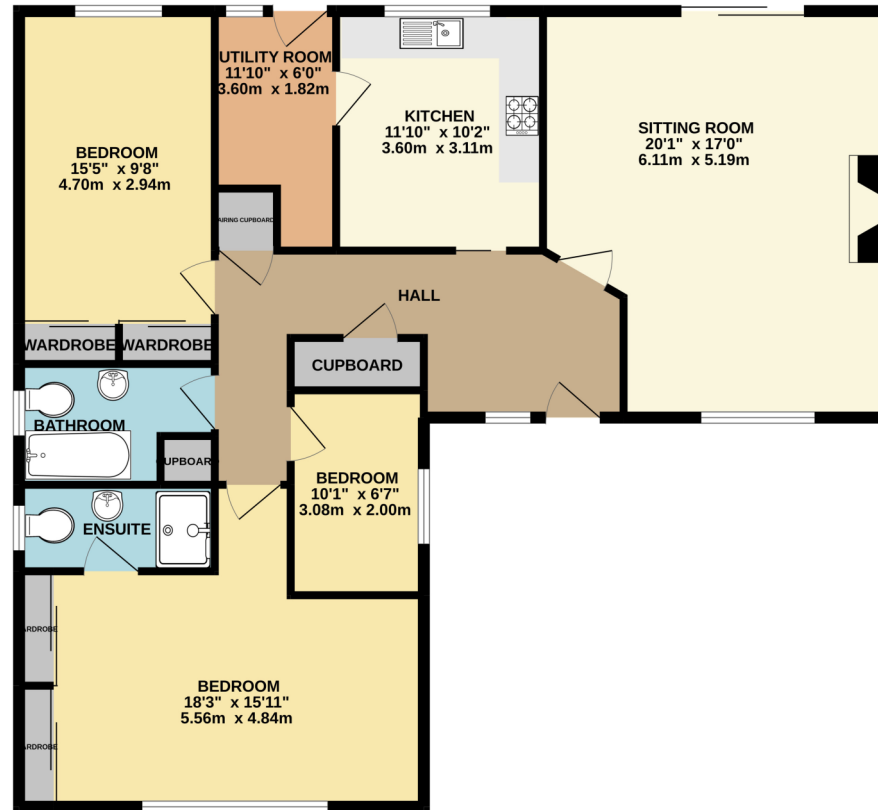
A modern three bedroom detached bungalow situated in a popular and quiet residential close on the edge of Aldeburgh, within convenient reach of the towns High Street, beach and excellent local amenities. The accommodation is heated by gas fired radiators and includes an entrance hall; sitting room; kitchen with dining area and utility room. There are three bedrooms, one with an en-suite shower room and a bathroom. There is a tandem double garage, ample off street parking and well maintained front and rear gardens.

The property is available unfurnished on a 12 month assured shorthold tenancy with no smoking and no pets.

LOCATION

Aldeburgh has a vibrant High Street with art galleries, pubs and fine restaurants. There are good local shops, a cinema, doctors surgery and dental practise. The town has its own cottage hospital, library and primary school. There is a golf club, sailing clubs and wonderful walks along the Alde estuary and unspoilt shingle beach. Local attractions include the world famous Snape Maltings Concert Hall and the nature reserves at North Warren, Minsmere and Havergate Island. The nearest railway station is approximately 6 miles away at Saxmundham, with connecting services to London Liverpool Street.

GROUND FLOOR
1233 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



LOCAL AUTHORITY

East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

COUNCIL TAX BAND = E

SERVICES

Mains electricity, water and drainage.
Central heating via gas fired boiler.

VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING = D