Flick & Son
Coast and Country







Walberswick, Suffolk

Guide Price £685,000

- Three Bedrooms
- Large Secluded Garden
- Just Off the Village Green
- EPC - E
- No Onward Chain
- Off Road Parking
- Close to Harbour & Beach
- Conservation Area
- Wood Burner
- Private Road

8 Queen Street, Southwold, Suffolk, IP18 6EQ
01502 722253

southwold@flickandson.co.uk
www.flickandson.co.uk

The Lea, Walberswick

A delightful semi detached cottage with a large south facing garden and off road parking, located on a peaceful driveway a few paces from the village green. Walberswick stands on the south bank of the River Blyth, just across the water from Southwold. A ferry operates from Southwold in the summer, cutting short a seven mile journey by road. Formerly a prosperous fishing village, nearly half of the houses in Walberswick today are holiday homes. The village has a thriving artistic community with regular exhibitions, two excellent village pubs, tea rooms and village hall.

3 1 1 E

Council Tax Band: D





DESCRIPTION
Introducing this charming semi-detached period cottage complete with a large secluded south facing rear garden, situated in this idyllic location on a quiet private driveway off of Leverett's Lane, a few paces from the village green of this most sought after coastal village. The cottage with white washed elevations below a pantile covered roof, retains great charm and character, together with off road parking and it's large south facing lawned garden. Screened by a wealth of shrubs and trees it creates an idyllic setting all within a stones throw of the green, and just few minutes stroll to the harbour and beach off this charismatic sea side village. The accommodation with electric heating and partial double glazing comprises;

ACCOMMODATION

ENTRANCE HALL
Double glazed aluminium window. Staircase rising to the first floor.

SITTING ROOM
Double glazed aluminium window. Corner fireplace with wood burning stove.

KITCHEN / DINING ROOM
Fitted storage cupboards with wood block work surfaces and Butler sink with drainer. Window to side elevation.

GARDEN ROOM
Window and rear entrance door.

BATHROOM
Tongue & groove panelling, bath with electric shower over and tiled surround. Pedestal hand basin and WC. Opaque window.

FIRST FLOOR

LANDING

BEDROOM
Window over looking the rear garden. Built in wardrobe.

BEDROOM
Double glazed aluminium window to front elevation.

BEDROOM
Double glazed aluminium window to front elevation.

TENURE
Freehold.

OUTGOINGS
Council Tax Band currently D.

SERVICES

VIEWING ARRANGEMENT
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 20597/RDB.

FIXTURES & FITTINGS
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express

understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.









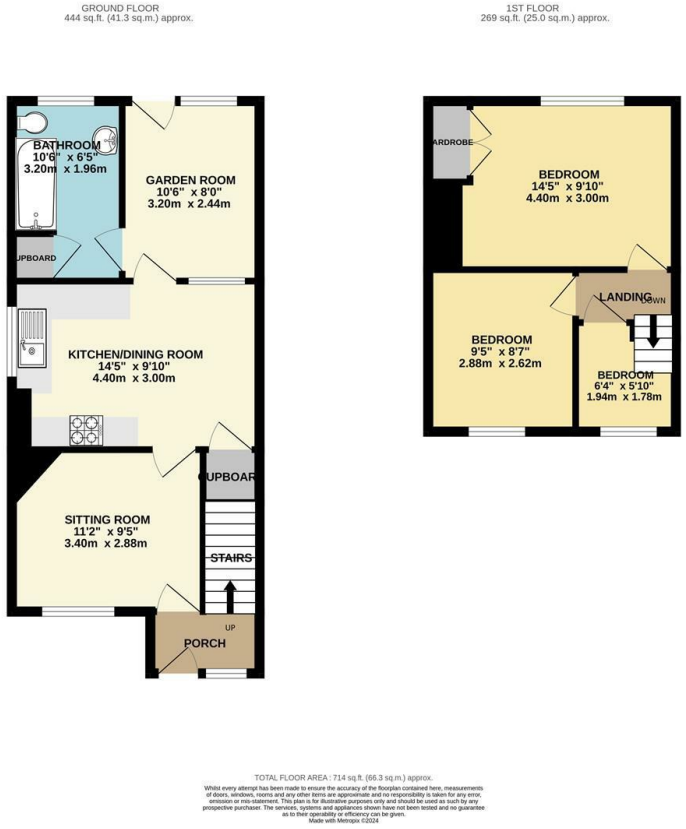


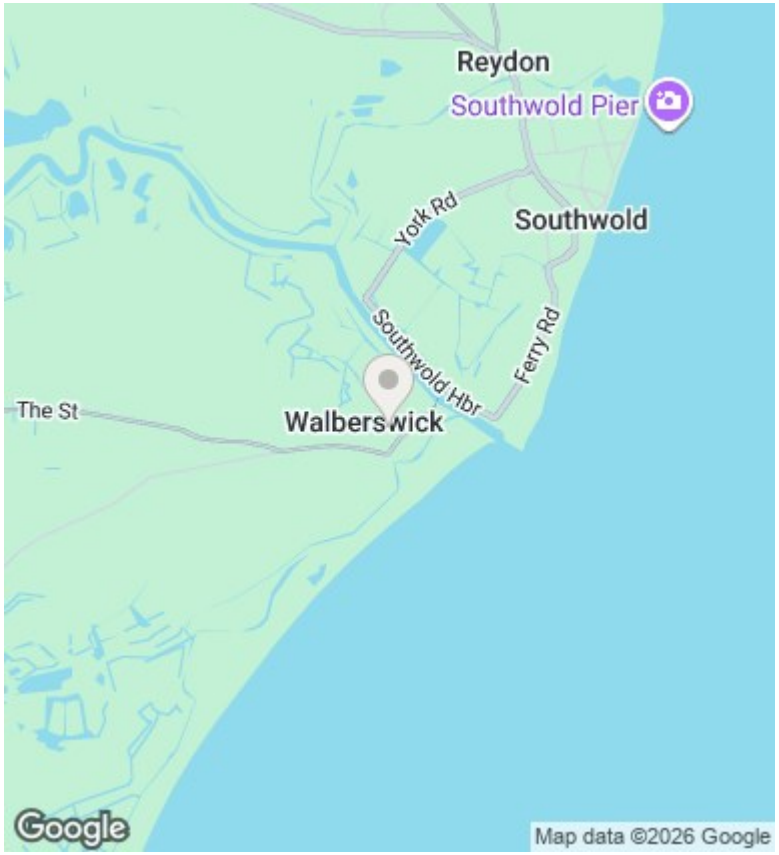










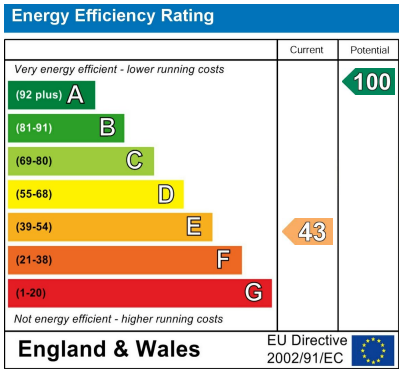


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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