



## Southwold,

Offers In Excess Of £150,000

- 39 ft long Garage
- Electric supply connected
- Brick and tile construction
- Private Road, close to High Street

# Spinners Lane, Southwold

A brick and tile garage 11.88 meters (39ft) in length with electric supply set in a private road just off the High Street



Council Tax Band:



## DESCRIPTION

A unique opportunity to acquire a freehold brick and tile garage measuring 11.88 meters (39ft) in length by 2.92 meters (9'6), 2.62 meters (8'7) between piers.

The garage stands in Spinners lane, a private road, just off the High Street

The building has electric supply connected.

## TENURE

Freehold

## OUTGOINGS

Private roads may require contribution towards maintenance

## SERVICES

Mains electricity supply connected

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 21115/RDB.

## FIXTURES AND FITTINGS

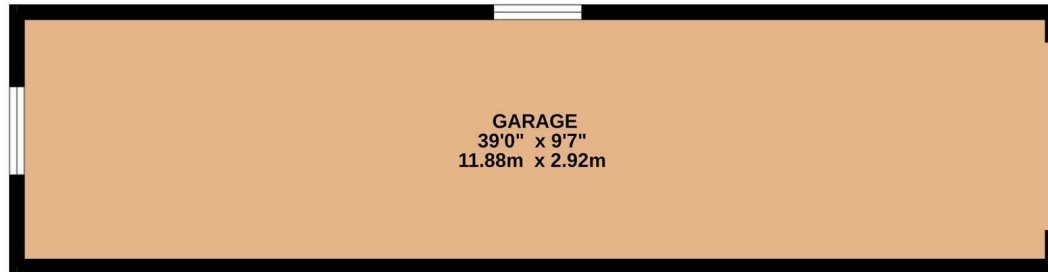
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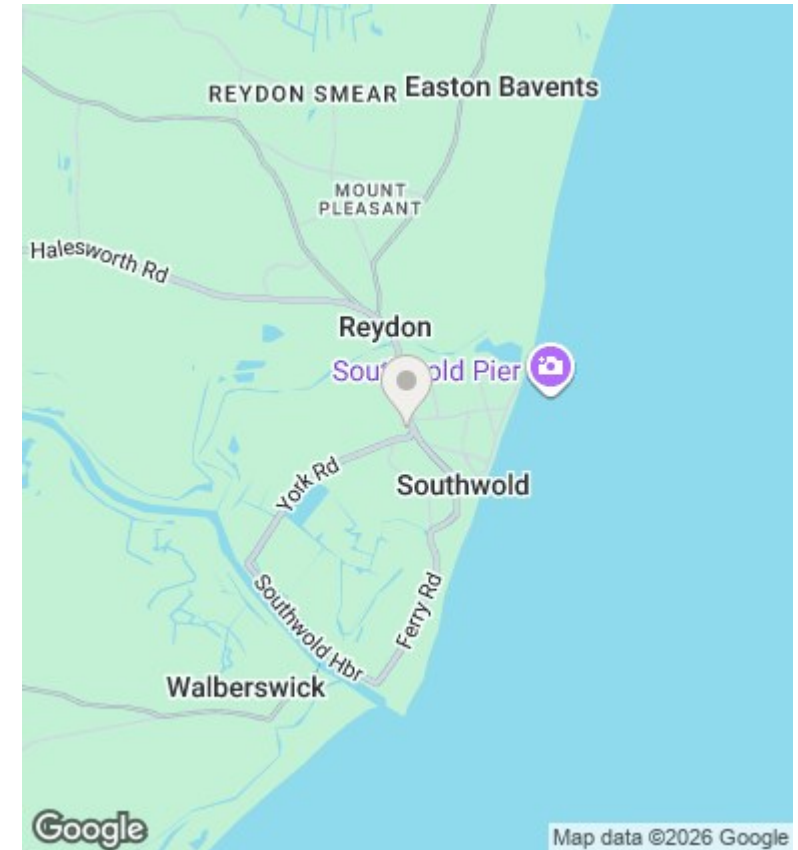




GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 373 sq.ft. (34.7 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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### 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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)