Flick & Son
Coast and Country







Southwold, Suffolk

Guide Price £530,000

- No Onward Chain
- Two Reception Rooms
- Gas Central Heating
- Successful Holiday Let
- Courtyard Garden
- Contents Available for Purchase Subject to Negotiation
- Three Bedrooms
- Part Double Glazed
- EPC - D

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

southwold@flickandson.co.uk
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Wymering Road, Southwold

A charming terrace house a short stroll from the sea front and Common. Occupying a prominent position on the Suffolk Heritage Coast, within a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with pier and the promenade is lined with colourful beach huts. At the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.

3 1 2 D

Council Tax Band: D





DESCRIPTION
A well presented mid terrace town cottage of colour washed elevations dating from the early 20th Century. Situated within the Conservation Area in this peaceful yet central location just 5 minutes walk the High Street and Southwold common. The accommodation retains great character with large deep windows creating a light an airy feel to this appealing and sensibly designed home currently utilised as a successful holiday let. The property is available to purchase with fixtures and fittings to allow the continuation of letting. The accommodation with panelled doors, picture rails and panelled windows comprising, entrance hall with original staircase and patten tiled floor, sitting room with fireplace, dining with French doors opening to a garden room/conservatory, which leads to a secluded courtyard garden, fitted kitchen with appliances and cloakroom. First floor landing, three well proportioned bedrooms and separate WC.

LOCATION
A few paces from the wide expanse of the common of this well known coastal town, which occupies a prominent position on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Southwold has an excellent range of boutique and High Street shops and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with pier and promenade which is lined with colourful beach huts. To the south of the town lies the River Blyth and Southwold Harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.

ACCOMMODATION

ENTRANCE HALL
Arched recessed storm porch. Panelled entrance door, staircase to first floor with store cupboard below. Original pattern tiled floor.

SITTING ROOM
Panelled double glazed windows to front elevation. Open fireplace, tiled surround, painted timber mantle and surround.

DINING ROOM
Tiled fireplace. Panelled French windows to:

GARDEN ROOM
Windows and glazed door to garden.

KITCHEN
Range of fitted base and wall cupboards, work tops, tiled surrounds, single drainer sink unit with mixer tap. Fitted gas hob with cooker hood over, electric oven, fridge/freezer dishwasher and washing machine. Window and glazed door to rear garden.

CLOAKROOM
White suite comprising hand basin and WC.

FIRST FLOOR LANDING

BEDROOM 1
Double glazed window to rear elevation. Built in wardrobe.

BEDROOM 2
Window to front elevation. Built in wardrobe.

BEDROOM 3
Double glazed window to front elevation.

BATHROOM
White suite comprising panelled bath with shower over and shower screen. Pedestal hand basin. Wall tiling. Window to rear elevation. Heated towel rail, corner cabinet, window to rear elevation. Built in airing cupboard.

SEPERATE WC
Low level WC. Window to rear elevation.

OUTSIDE
Paved front garden protected by feather board fence. To the rear is a secluded paved courtyard garden.

TENURE
Freehold.

OUTGOINGS
Council Tax currently Band currently deleted. Further details can be obtained from the East Suffolk Council.

VIEWING
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 20127/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.

AGENTS NOTE
Contents available for purchase subject to negotiation.











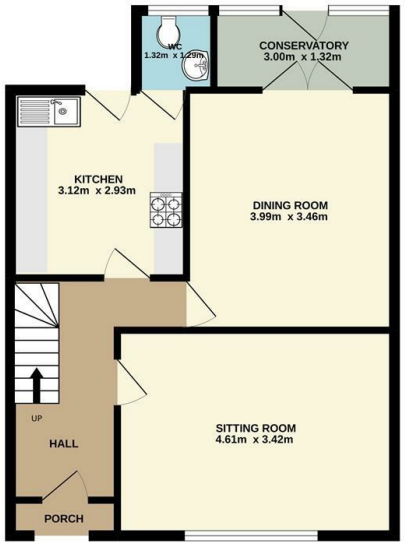




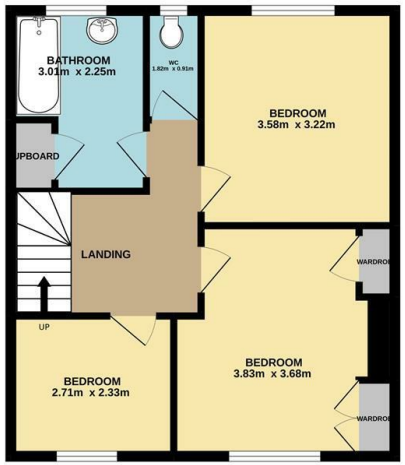




GROUND FLOOR
53.0 sq.m. approx.

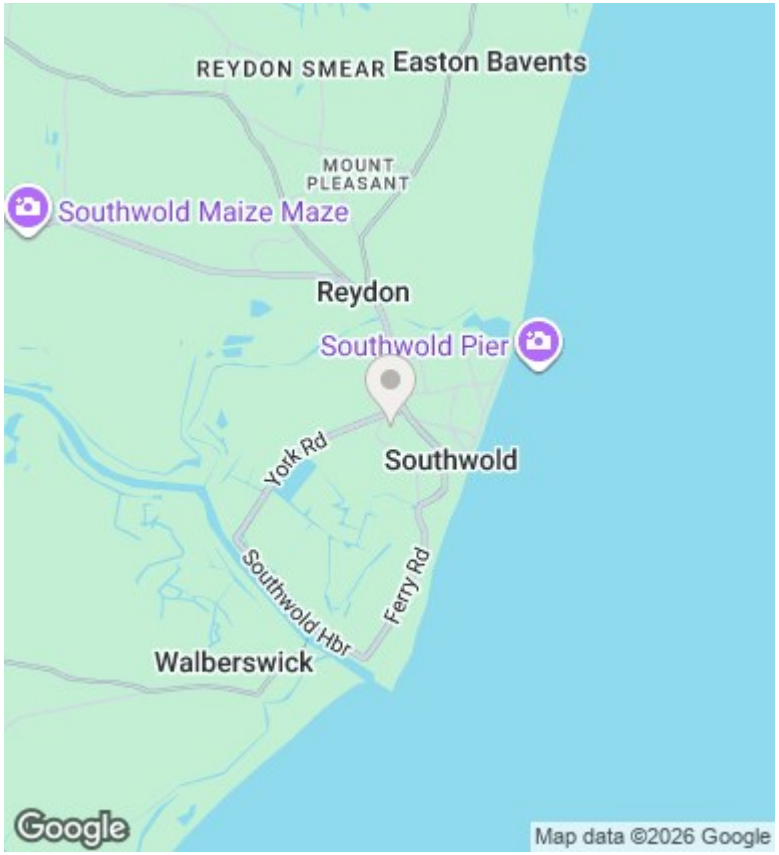


1ST FLOOR
46.8 sq.m. approx.



TOTAL FLOOR AREA : 99.8 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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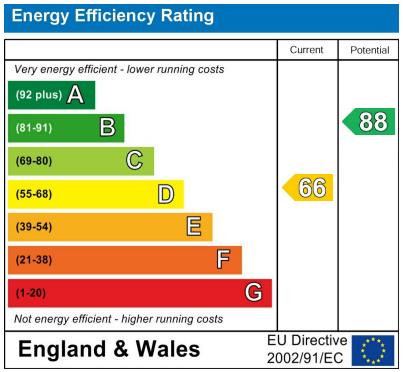


Conveyancing, Surveys & Financial Services

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

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

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