



Guide Price £500,000 - £550,000*

DESCRIPTION

Durrants are delighted to offer this three-storey property, which requires renovation and refurbishment, centrally situated to Southwold's amenities and seafront, with a courtyard garden.

You enter the property from Chester Road into a hallway with doors to the ground floor accommodation. The sitting room offers a feature fireplace and French doors to the courtyard. The dining room leads to the kitchen with utility room off, door to rear hallway, shower room and French doors to the enclosed rear courtyard.

Stairs rise from the hallway to the first floor, where two double bedrooms, a bathroom and WC are located. Stairs to the second floor lead to two further double bedrooms and a bathroom.

Outside, there is an enclosed rear courtyard.

TOWN & COUNTRY PLANNING

The purchaser will be deemed to have full knowledge and to have satisfied themselves as to any planning matters that may affect the property.

EPC: D

* **Guide Prices** are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a **Reserve** (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide

Contact our Property Auctions team on:
T: 01502 470427 E: propertyauctions@durrants.com W: durrants.com

**DIRECTIONS**

From the Agent's Southwold office turn left and left again into Church Street. Turn right at the end of Church Street and head towards East Green. Turn left into Stradbroke Road and take the right into Chester Road. The property is located on the right hand side of the road.

SOLICITORS

Ms Jeanie McCaw, Austin & Carnley Solicitors, Bridge House, Bridge Street, Leighton Buzzard, LU7 1AH
Tel: 01525 372 140, email: jeaniem@austinandcarnley.co.uk

VIEWINGS

By appointment with the Agents Southwold Offices on 01502 723292

TENURE

Freehold

LOCAL AUTHORITY

East Suffolk Council. Band D

SERVICES

All mains services are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

Every effort has been taken to ensure that all statements contained within these particulars are factual. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

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4 CHESTER ROAD, SOUTHWOLD, IP18 6LN

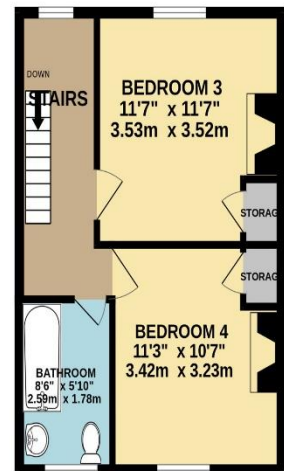
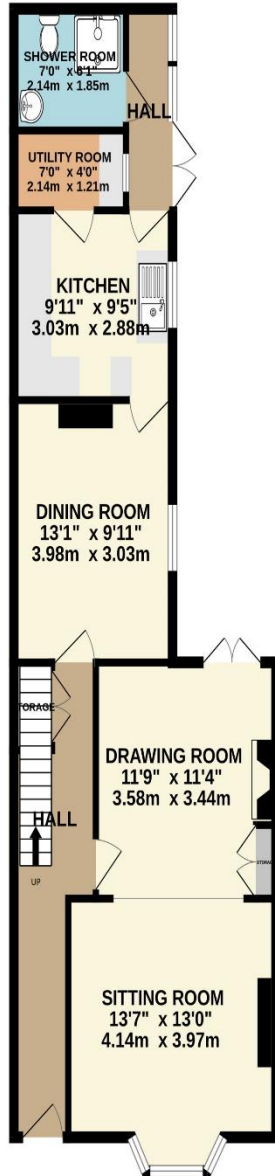


LOCAL AUTHORITY

EAST SUFFOLK COUNCIL, RIVERSIDE 4 CANNING ROAD, LOWESTOFT, NR33 0EQ. TEL: 01502 562111.

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TOTAL FLOOR AREA : 1581 sq.ft. (146.9 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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