



Guide Price £300,000*

DESCRIPTION

Durrants are delighted to offer this well presented property, centrally situated to Southwold's amenities and seafront, with a courtyard garden.

Entering from Church Street brings you into the sitting room of the property with fireplace and under stairs storage cupboard. The kitchen/diner is located at the rear of the property and is fitted with a good range of units and a door to the enclosed rear courtyard.

Stairs rise from the sitting room to the first floor, where the two bedrooms can be found, with the main bedroom being situated at the front with built in storage and views to the front. The second bedroom at the rear has a storage cupboard. The accommodation is completed with a family bathroom.

Outside, there is an enclosed rear courtyard.

We would like to draw bidders attention to the Easements benefitting the adjacent brewery premises and the Option to Purchase that will be granted on completion to Adnams.

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



DIRECTIONS

From the Agent's Southwold office turn left and left again into Church Street. The property is located on the right hand side of the road.

SOLICITORS

Mr M Rymarz, Nicholsons Solicitors LLP, 2 Quay View Business Park, Barnards Way, Lowestoft, Suffolk, NR32 2HD.
Tel: 01502 532 340, email: mrymarz@nicholsonslaw.com

VIEWINGS

By appointment with the Agents Southwold Offices on 01502 723292

TENURE

Freehold

LOCAL AUTHORITY

East Suffolk Council. Not currently registered for council tax

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.

40 CHURCH STREET, SOUTHWOLD, IP18 6JG

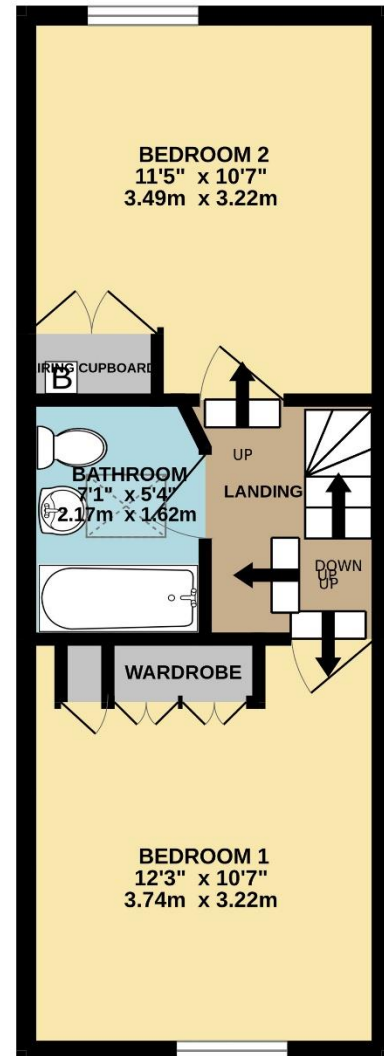
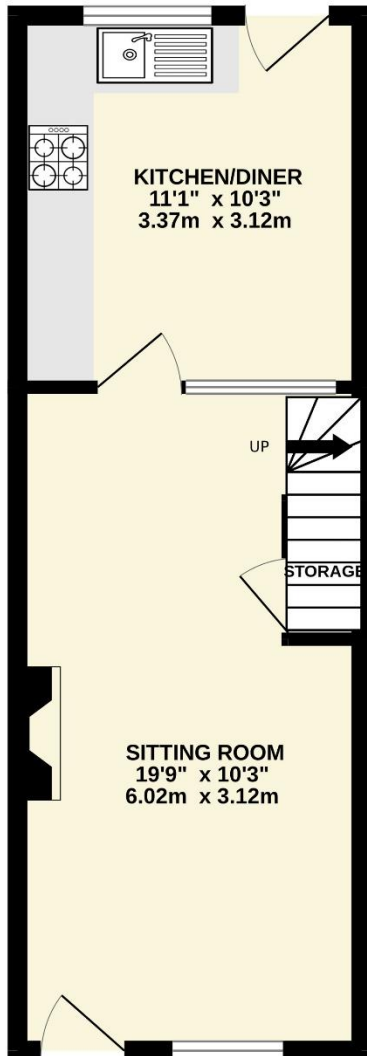


LOCAL AUTHORITY

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

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

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TOTAL FLOOR AREA : 638 sq.ft. (59.2 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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