



Southwold, Suffolk

Guide Price £625,000

- Sitting/Dining Room
- Cloakroom
- Shower Room
- Fitted Kitchen
- Double Glazed Conservatory
- Courtyard Garden
- Utility Room
- Two Double Bedrooms
- EPC - E

Victoria Street, Southwold

Avocet Cottage is situated towards the south eastern end of Victoria Street in the heart of the Conservation Area, a short 100 yard stroll from the sea front and beach. Just around the corner is the famous Lord Nelson Pub. The renowned coastal town of Southwold is situated on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. The town has an excellent range of shops and is well known for its pier, sandy beach, working harbour, commons and greens.



Council Tax Band:



DESCRIPTION

Avocet Cottage is a delightful semi-detached period cottage of colour washed elevation below pantile covered roof situated in this fine location within easy reach of the market place, High street and sea front. Having a two storey extension to the rear the property offers well planned accommodation whilst retaining a great deal of the charm and character of this 'fishermans cottage'. The entrance door opens to a double aspect sitting/dining room with fireplace and multi fuel stove. The kitchen and utility room are comprehensively fitted with a stylish range of units with integrated appliances. At the rear of the property is a double glazed conservatory/garden room opening onto a paved and walled courtyard which has a private access directly onto Victoria Street. On the first floor there are two well proportioned double bedrooms and a recently re-fitted shower room. The property is heated by recently installed WiFi controlled electric radiators. The property is currently a successful holiday let.

SITTING ROOM

Fireplace with aged oak timber mantel, tile hearth and multi fuel stove. Electric radiator. Sash window with secondary glazing overlooking Victoria Street. Opening to:

DINING AREA

Shallow staircase rising to first floor. Double glazed window overlooking rear courtyard. Electric radiator. Cloaks and walk-in storage cupboard with fitted shelves.

KITCHEN

Range of fitted base and wall cupboards, work surfaces and integrated Neff appliances include dishwasher, fridge, electric fan oven and hob with extractor over. Inset one and a half bowl single drainer sink unit with mixer tap. Wall tiling. Double glazed window and door opening to rear courtyard. Amtico flooring. Ceiling downlighting.

UTILITY ROOM

Matching range of kitchen units comprising work surface with base units with storage. Integrated freezer and automatic washing machine. Wall cupboards. Double glazed window overlooking courtyard. Amtico flooring. Ceiling downlighting. Electric radiator.

CLOAKROOM

White suite comprising close coupled W.C. and recessed handbasin.

GARDEN ROOM

A brick and double glazed garden room with tiled flooring. Power points. Electric radiator. Wall lighting. Double glazed French doors opening to the courtyard garden.

FIRST FLOOR

LANDING

Built-in shelved Airing Cupboard with Megaflow pressurised water cylinder and immersion providing domestic hot water.

BEDROOM 1

Range of built-in wardrobes with hanging rail and shelves. Two double glazed windows to one side. Electric radiator.

BEDROOM 2

Sash window with secondary glazing overlooking Victoria Street. Two built-in wardrobes and chest of drawers. Electric radiator.

SHOWER ROOM

White suite comprising large walk in shower cubicle, hand basin and W.C combination unit with storage. Wall tiling. Extractor fan. Electric radiator. Access to roof space.

OUTSIDE

A gateway opens from Victoria Street and leads along the side of the property opening to a delightful walled courtyard garden. The

secluded walled garden is principally paved with a view of the lighthouse. Timber garden shed. Outside tap.

AGENT NOTE

Current owners are willing to leave all furnishings and effects if desired.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently Deleted. 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: 20368/RDB

FIXTURES & FITTINGS

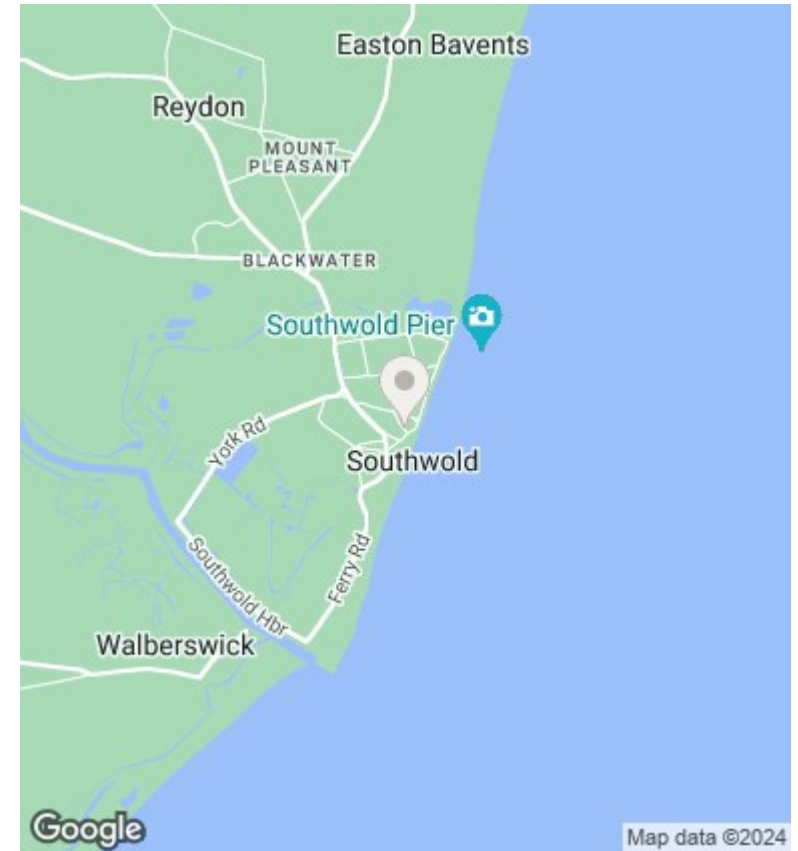
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TOTAL FLOOR AREA: 75.5 sq.m. approx.
 While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 is given to their operation or efficiency on the ground.
 Made with floorplan 02023



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals 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
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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