



## Southwold, Suffolk

Guide Price £550,000

- Successful Holiday Let
- New Kitchen & Bathroom
- Delightful Garden
- Immaculately Presented
- Gas Central Heating
- EPC - D
- Recently Extended
- Double Glazing

# St Edmunds Road, Southwold

St Edmunds Road is situated just off Fieldstile Road adjacent to Tibby's Triangle, a short stroll from the church, sea front, the High Street and market place. Southwold occupies a prominent position on the Suffolk Heritage Coast in a designated Area of Outstanding Natural Beauty. Set around numerous greens, the town offers an excellent range of shops and is home to the famous Adnams Brewery and a unique small picture palace cinema. Southwold also has a library, golf and sailing clubs and the surrounding area is renowned for its coastal and countryside walks.



Council Tax Band: B



## DESCRIPTION

A red brick mid terraced cottage having been extended, remodelled with new kitchen and bathroom and presented in excellent decorative order and with delightful garden conveniently located in this central position a short walk from the sea front, beach and High Street. The accommodation includes an entrance lobby, sitting room with fire place, stylish fitted kitchen/dining room and elegant ground floor bathroom. On the first floor there are three well proportioned bedrooms. At the rear of the property across a shared passageway is a delightful lawn garden screened by hedgerows and with central stepping stone path with patio areas in three areas within the garden and summerhouse/garden store at the far end.

## ACCOMMODATION

### ENTRANCE LOBBY

Staircase to first floor.

### SITTING ROOM

Brick chimney breast and fireplace, painted timber surround and high mantel, polished wooden floorboards. Double glazed window to front elevation.

### KITCHEN/DINING ROOM

Brick fireplace with tiled hearth, painted mantle and surround. Stylish range of base and wall cupboards, stone effect work surfaces, single drainer stainless steel sink unit with mixer tap and tiled surrounds. Plumbing for dishwasher and washing machine. Herringbone tiled floor. Opaque double glazed window and door to rear.

## BATHROOM

White suite comprising double ended bath with central mixer tap and tile surround. Separate corner shower cubicle with overhead and hand held showers, pedestal hand basin with tiled splashback. W.C. Tiled floor and opaque window.

## FIRST FLOOR

### LANDING

Double glazed window to front.

### BEDROOM

Polished wooden floorboards. Brick fireplace with tiled hearth, painted mantle and surround. Window looking to front elevation.

### BEDROOM

Double glazed window with view over the garden. Door to:

### BEDROOM

Double glazed window with view of the garden.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B. 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](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 20360/RDB

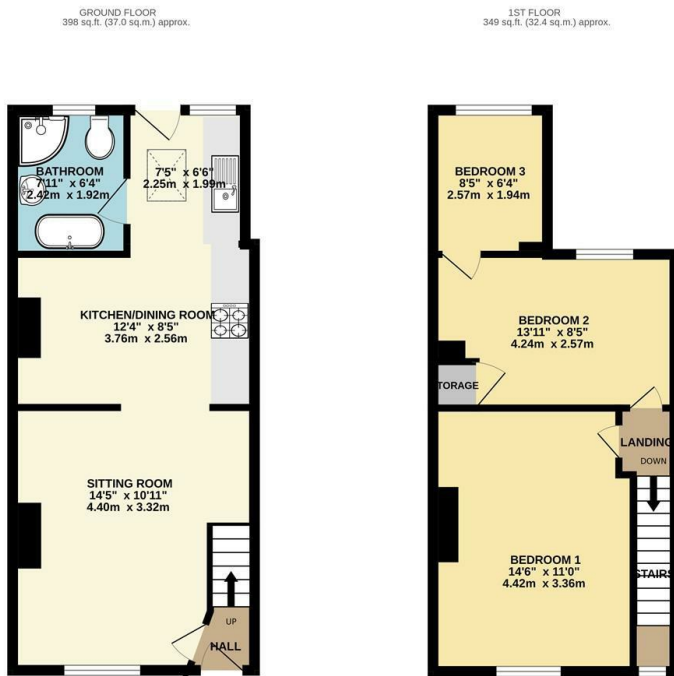
## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are

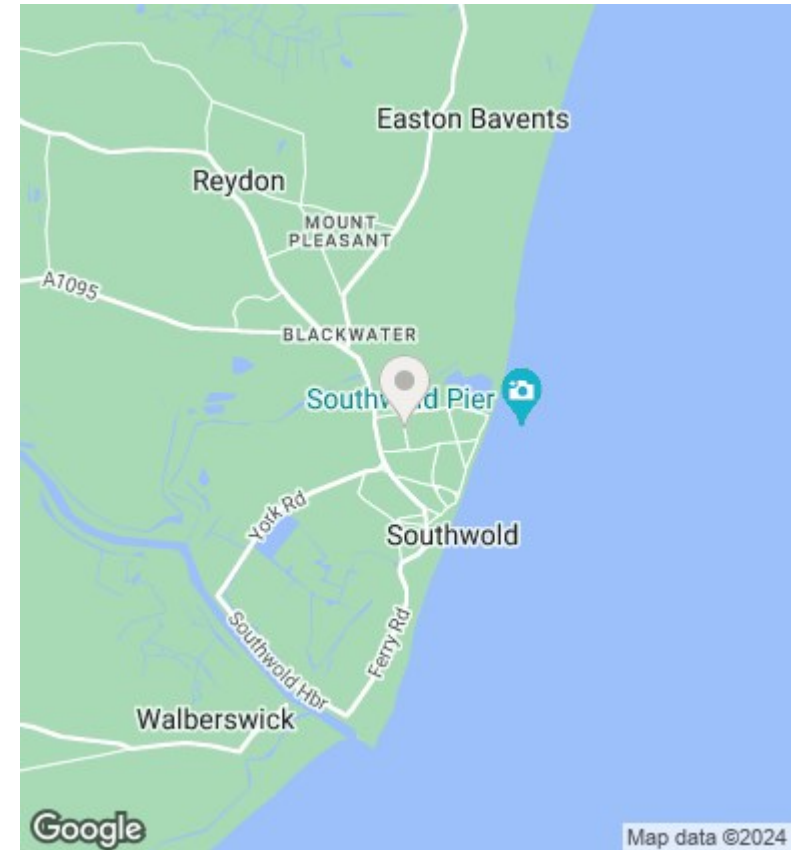
specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer 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.







TOTAL FLOOR AREA: 747 sq ft. (69.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan presented 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 as to their operation or efficiency class. Made with Metropix 10003

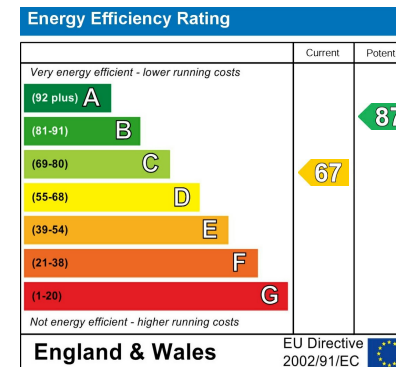


### Conveyancing, Surveys & Financial Services

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

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