



## Sotherton,

Guide Price £265,000

- NO ONWARD CHAIN
- Countryside Views
- Ground Floor Bathroom
- Large Garden
- Two Double Bedrooms
- Double glazing
- Parking & Garage
- Living Room with Wood Burner
- EPC - D

# Sotherton Corner, Sotherton

A two bedroom semi detached cottage with large garden, parking and garage situated in a rural yet convenient location with countryside views. The property is situated in a quiet lane known as The Green on the Henham estate, a rural location yet conveniently located for access to the renowned coastal town of Southwold (five miles) and the well served market towns of Halesworth (five miles) and Beccles (eight miles).



Council Tax Band: B



## **TENURE**

Freehold

## **OUTGOINGS**

Council Tax Band currently B

## **SERVICES**

## **VIEWING ARRANGEMENT**

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: 20539/RDB.

## **FIXTURES & FITTINGS**

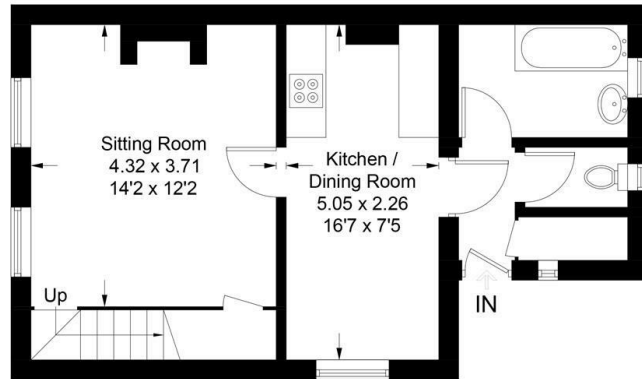
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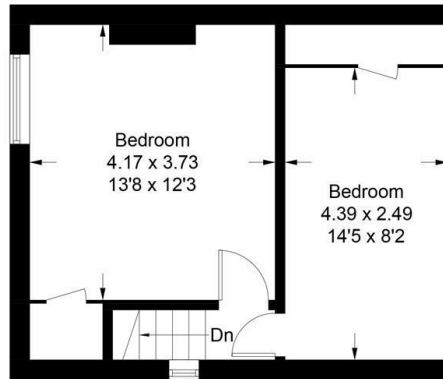


## Littlemoor Cottage East, Sotherton

Approximate Gross Internal Area = 73.1 sq m / 787 sq ft

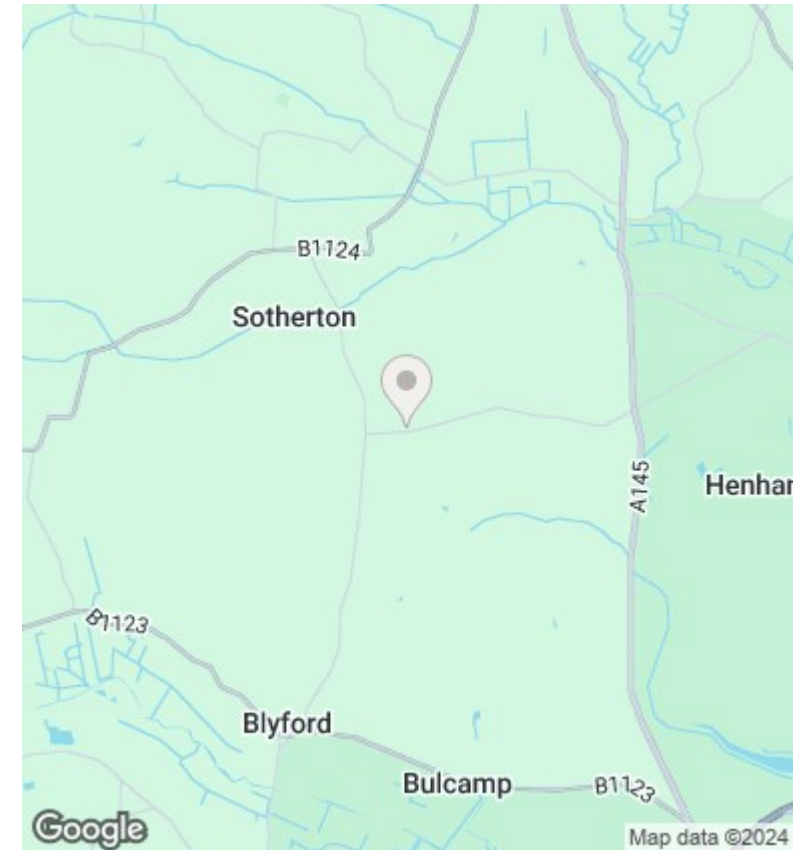


Ground Floor



First Floor

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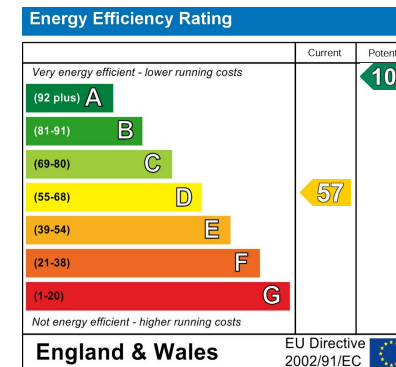


### Conveyancing, Surveys & Financial Services

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)