



## Southwold, Suffolk

Guide Price £375,000

- End Terrace
- Kitchen
- Short stroll from High Street & Beach
- Two Double Bedrooms
- Front & Rear Gardens
- Chain Free
- Lounge/Diner
- Driveway
- EPC - D

# St. Edmunds Road, Southwold

The property is situated in the perfect location a short stroll from the sea front, High Street and Pier. Occupying a prominent position on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens and bordered by a large common. Southwold has a sandy beach with pier and the promenade is lined with colourful beach huts. At the south of the town lies the River Blyth and Southwold harbour, beyond which is the coastal village of Walberswick. The surrounding area and coastline is renowned for its leisure pursuits which include the RSPB Reserve at Minsmere.



Council Tax Band: B



## DESCRIPTION

We are pleased to be able to offer this two double bedroom end terrace home located just a short walking distance to the high street and the beautiful beach of Southwold. Offered chain free, we strongly recommend and early viewing of this spacious, well located property.

## ACCOMMODATION

Multi-pane porch with door to:

## ENTRANCE HALL

Stairs to first floor with storage cupboard under. Wall mounted heater, doors to lounge and kitchen.

## LOUNGE/DINER

Double glazed window to front and side aspect, double glazed French doors to conservatory. Feature fireplace. Door to kitchen.

## KITCHEN

Double glazed window to rear aspect, range of base and wall mounted units stainless steel sink and drainer unit, plumbing for washing machine.

## CONSERVATORY

Double glazed windows with sliding double glazed doors to garden.

## LANDING

Access to loft, door to storage cupboard and doors to:

## BEDROOM 1

Double glazed window to front aspect, built in wardrobes.

## BEDROOM 2

Double glazed window to rear aspect, built in wardrobes.

## BATHROOM

Double glazed window to rear aspect, three piece suite comprising low-level WC, pedestal wash hand basin, bath.

## OUTSIDE

The front garden is mainly laid to lawn with mature shrub borders, double gates lead to a block paved drive suitable for a small vehicle. Gated side access to rear garden which is laid to lawn with mature shrub borders and garden sheds.

## SERVICES

Mains electricity, water and drainage.

## OUTGOINGS

Council Tax Band currently B

## TENURE

Freehold.

## 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:

## 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.







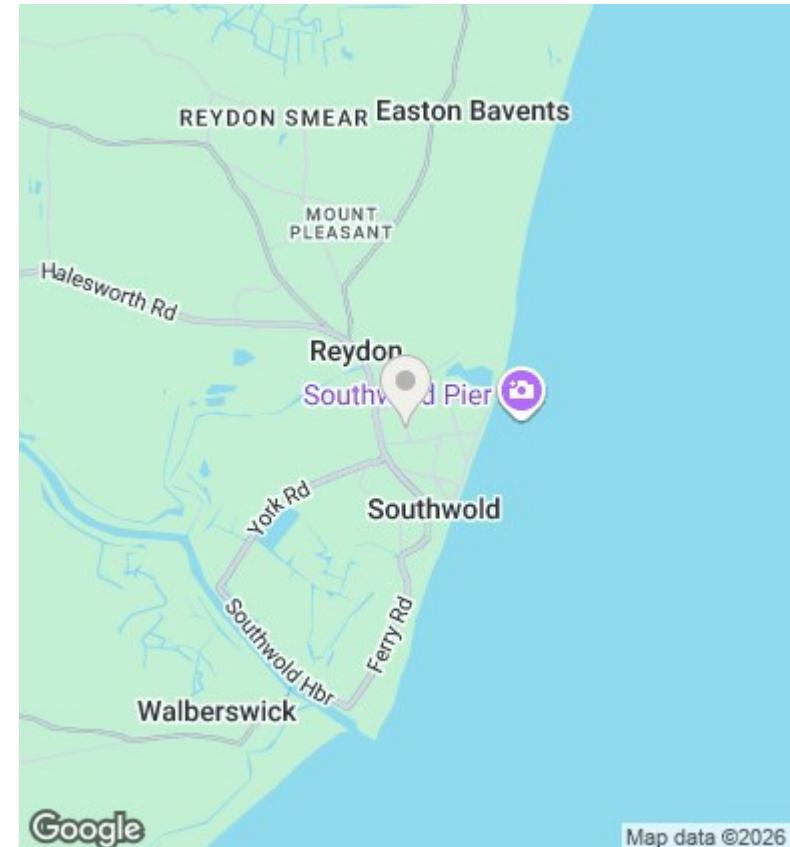
TOTAL FLOOR AREA: 93.8 sq.m. approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained, these measurements of doors, windows, rooms and other features are approximate only and should not be relied on for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions shown are not to scale and have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Meenpx ©2023

## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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		86
(81-91) B		58
(69-80) C		
(55-68) D		
(39-54) E		
(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](http://www.epcregister.com)