



12A MARLBOROUGH ROAD

SOUTHWOLD, IP18 6LR



A well presented detached single storey property situated a short walk from the beach and town centre.

You are welcomed into the property via an open porch. The entrance hall leads to the principal bedroom which is dual aspect and has ample built storage and an ensuite shower room. A further door leads into an inner hallway providing access to the remaining accommodation. The generous dining/sitting room is light and bright with sliding doors onto the enclosed courtyard, creating a comfortable place to relax or entertain. The fitted kitchen is spacious, with plenty of storage and worktop space and a door to the courtyard. There is a useful utility room with space for white goods. Situated off from the hallway are two light and airy double bedrooms, one leading through to the other. The accommodation is completed with a family shower room.

also access from the garages into the courtyard.

A picturesque and thriving market town, Southwold is dotted with independent boutiques and shops, a thriving independent cinema and an excellent variety of restaurants and cafes. The town hosts annual festivals and there are a number of clubs and facilities catering for sporting interests.

TENURE

Freehold

EPC - C

SERVICES

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Band E



Outside, the property sits on a corner plot with a paved front garden and parking space. The internal courtyard is low maintenance and offers a covered area for al fresco dining. A shared driveway gives access to two garages and further off-street parking for several vehicles. There is



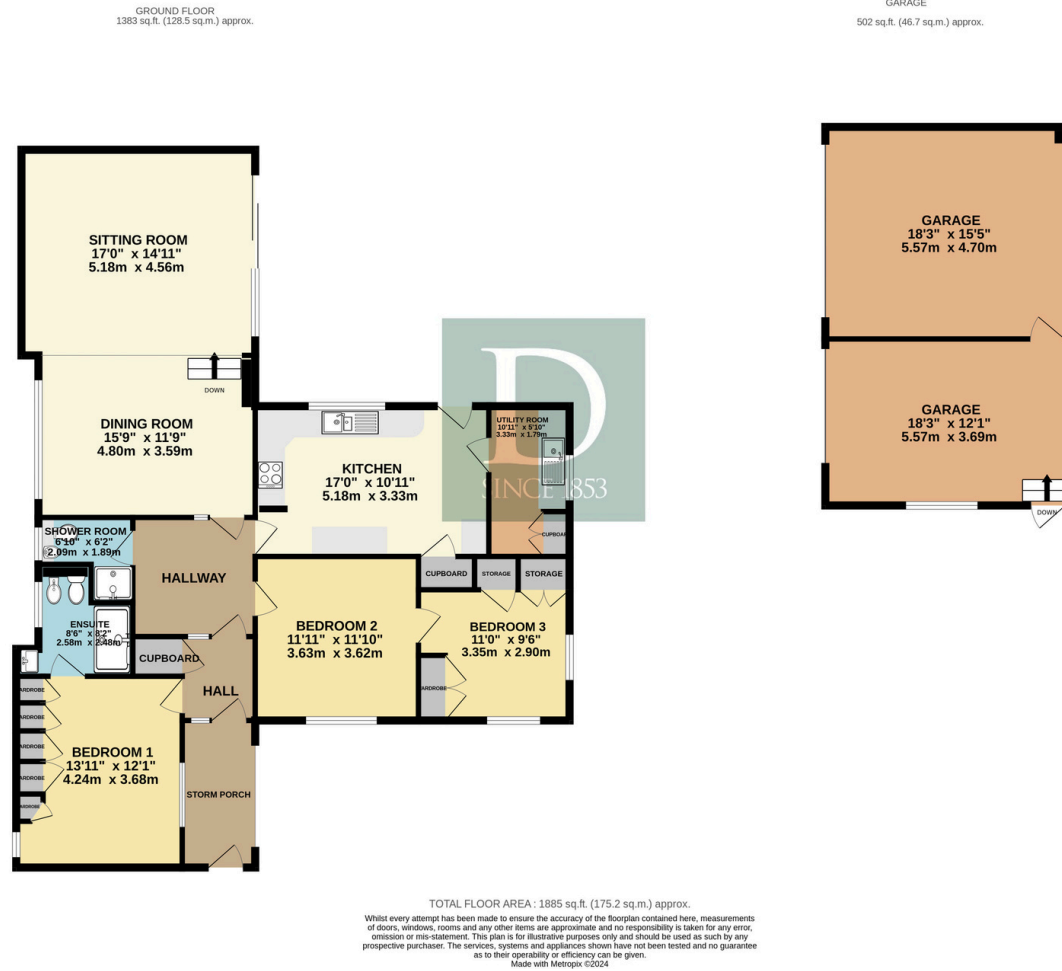


DOUBLE
GARAGE





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : **southwold@durrants.com**