



44 CHURCH STREET
SOUTHWOLD, IP18 6JG



44 church street is a well presented cottage, boasting a prominent location within the heart of Southwold.

The property offers off road parking and a nice sized courtyard garden with storage shed and is offered with no onward chain with vacant possession.

You enter the property into a convenient entrance hall which provide access to both reception rooms. The Kitchen is situated to the right hand side of the home and is finished with plenty of storage space and is a lovely bright room, overlooking the rear garden. Positioned beyond the kitchen to the left side of the home is a spacious sitting room, an ideal entertainment space to enjoy with family and friends. The ground floor accommodation is finished with W/ C.

Stairs to the first floor landing lead to three double bedrooms, the principle bedrooms benefits from built in storage space. The first floor accommodation is finished with further built in storage space and family bathroom.

The property additionally benefits from off road parking situated to the side of the property and a lovely low-maintenance rear

garden with storage shed.

Situated just a short walk to the beach and popular High Street, the property is ideally located to enjoy all that the popular seaside town has to offer.

A picturesque and thriving market town, often described as the 'Best Seaside 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. There are several highly-rated state and private schools in the area catering for all ages.

VIEWING

Strictly by appointment with the agent's Southwold Office.

TENURE- FREEHOLD

LOCAL AUTHORITY

East Suffolk Council. Band E



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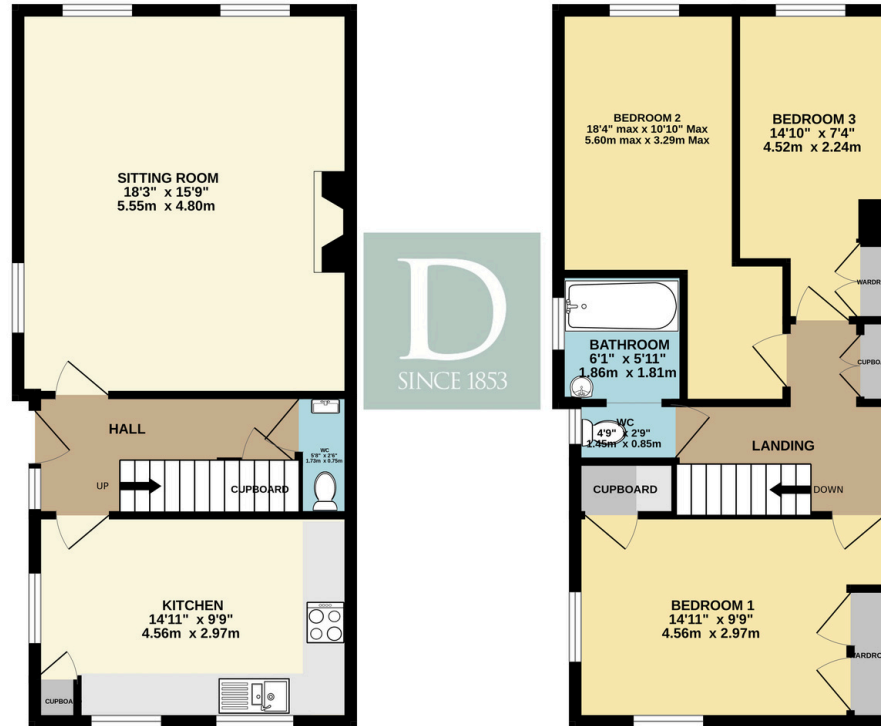


OFF ROAD
PARKING

FLOOR PLAN

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.
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