



2 YOUNGS YARD  
SOUTHWOLD





This endearing two bedroom semi detached cottage is ideally positioned situated in the heart of the town offering the perfect holiday bolt hole.

**2 Youngs Yard is a delightful property, offering a charming seaside escape benefiting from a courtyard garden.**

Stepping in from Youngs Yard, the cottage's sitting room offers a feature fireplace with cupboards either side of the fireplace with window overlooking the front. From this room you enter the country style kitchen, with white goods included which has a door giving access to the rear courtyard garden and stairs to the first floor. On the first floor there is a double bedroom with built in bed base to the rear and to the front is the single bedroom, again with built in bed space. The accommodation is completed with a bathroom.

Outside there is an enclosed rear courtyard garden, perfect for retreating to after a busy day exploring the town. A gate from here leads to the front of the property. The property, which has been recently decorated, is offered with no onward chain.

The property additionally benefits from an off road parking space.

Often described as the 'Best Seaside Town', Southwold is a picturesque and thriving market town, dotted with independent boutiques and shops, an independent cinema and an excellent variety of restaurants and cafes.

#### TENURE

Freehold

#### SERVICES

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

#### LOCAL AUTHORITY

East Suffolk Council. Band C

#### EPC - D

#### VIEWING

Strictly by appointment with the agent's Southwold Office.



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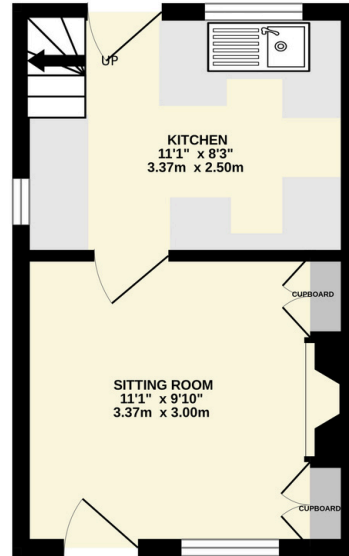




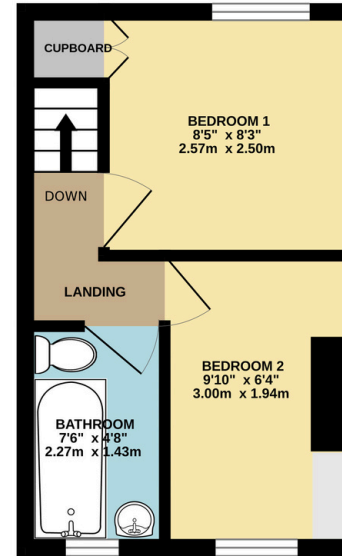
TUCKED AWAY  
LOCATION

## FLOOR PLAN

GROUND FLOOR  
195 sq.ft. (18.1 sq.m.) approx.



1ST FLOOR  
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 390 sq.ft. (36.3 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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### CONTACT US

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