



35
35 PIER AVENUE
SOUTHWOLD



A two bedroom double fronted bungalow offering wrap around garden, and off road parking situated in the desirable seaside town of Southwold.

Located close to the beach and a short stroll to the centre of the town this recently redecorated property offers the opportunity to make it your own and offers the possibility of extending (STP).

You are welcomed into the property via an entrance lobby which leads directly into the light and airy dual aspect sitting/dining room with fireplace and painted floorboards. A door leads to the kitchen with door to the rear garden. A further hallway leads to the two bright bedrooms both of which have painted floorboards, and the accommodation is completed with a shower room.

Outside the property is approached via a pathway through the front garden which is planted with established shrubs and trees. To the rear is a paved area which is an ideal spot for enjoying a quiet moment. There is a driveway and off road parking and a good sized shed.

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.

TENURE – FREEHOLD

AGENTS NOTE

The beech tree is subject to a Tree Preservation Order.

EPC - F

LOCAL AUTHORITY

East Suffolk Council. Band B

SERVICES

Electric, water and drainage 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.

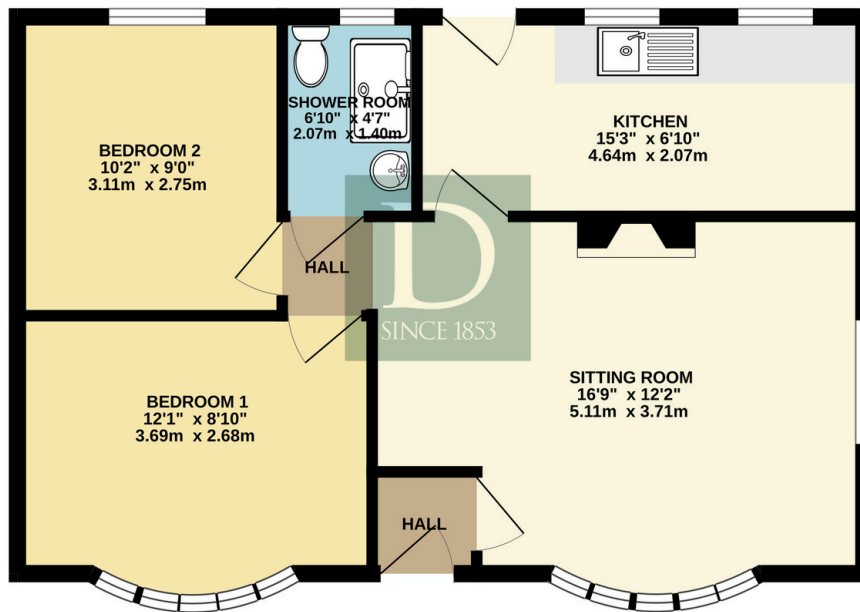




NO ONWARD
CHAIN

FLOOR PLAN

GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.3 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

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

Tel : **01502 723292**
Email : **southwold@durrants.com**

