



SEPTEMBER COTTAGE

28 VICTORIA STREET, SOUTHWOLD, IP18 6JF



A characterful cottage situated in the heart of the popular town of Southwold with accommodation over three floors.

You are welcomed into September Cottage via the comfortable sitting room with a feature fireplace and storage cupboards. Leading through to the rear is a generous dining room with built in storage and door to a paved courtyard. The shaker style kitchen leads through to the utility room and shower room.

Stairs rise to the first floor and open into a spacious landing bedroom, a good size double/twin, with built in wardrobe which leads through into a further double bedroom with ensuite bathroom and a built in wardrobe.

A further stairway accessed from the landing bedroom leads to the third double bedroom, currently set out as a twin room. The cottage boasts a courtyard garden to the rear with external access via a passageway.

September Cottage is a well presented cottage with many lovely features and is currently a holiday let in the heart of Southwold and would make an ideal home.

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.

TENURE

Freehold

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council

SERVICES

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



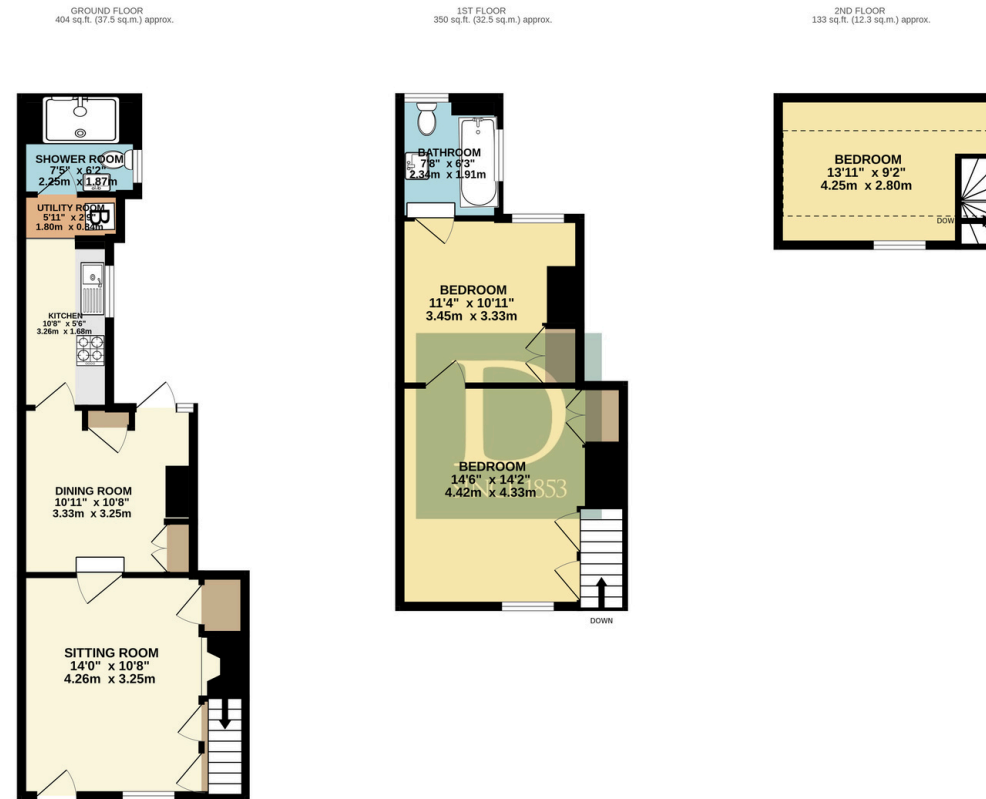


RECENTLY
REFURBISHED





FLOOR PLAN



TOTAL FLOOR AREA: 887 sq.ft. (82.4 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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