

£475,000
Asking Price



Pier Avenue

Southwold, IP18 6BU

- Chain free
- Ideal for the investor
- Detached bungalow
- Highly sought after location
- Walking distance to Southwold beach
- Off road parking
- 2 Separate bedrooms
- Utility room
- Close to local amenities
- Opportunity to put your own stamp on it





Location

This 2 bedroom detached bungalow is situated within a highly sought after road in Southwold, a short stroll from the sea front, beach and pier of this renowned coastal town. Occupying a prominent position on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, Southwold has an excellent range of boutique and High Street shops and is set around numerous greens bordered by a large common and the River Blyth, at the mouth of which lies Southwold Harbour. Leisure facilities include golf and sailing clubs and the picturesque countryside and coastline includes the RSPB Reserve at Minsmere.



Entrance Porch

UPVC double glazed windows and entrance door to front aspect, concrete flooring throughout and door to the rear aspect opening into the entrance hall.

Entrance Hall

Carpet flooring throughout, electric storage heater, loft hatch leading to bordered loft space and doors opening to the bathroom, kitchen/diner, sitting room and bedrooms 1-2.



Sitting Room

12'5" x 11'9"

Single glazed windows with secondary glazing to the front and side aspects, carpet flooring throughout, electric storage heater and gas fire.

Kitchen/Diner

12'5" x 8'6"

Single glazed windows with secondary glazing to the rear and side aspects, carpet flooring throughout, part tile walls, units above and below, stainless steel sink with drainer, extractor fan, fridge/freezer and space for appliances including an oven and door opening to the utility room.

Utility Room

7'2" x 5'6"

Door to the side aspect opening into the garden, single glazed window to the rear aspect, tile flooring throughout, pedestal wash basin, laminate work surface with space below for a washing machine and tumble dryer, wall mounted water heater and door opening to a WC.





WC

5'6" x 2'7"

Single glazed window to the side aspect, tile flooring throughout and a toilet.

Bathroom

6'2" x 5'6"

Single glazed window to the rear aspect, carpet flooring throughout, part tile walls, electric heated towel rail, toilet, vanity unit with inset wash basin and bath with hand held shower attachment.

Bedroom 1

12'5" x 11'9"

Single glazed window with secondary glazing to the front aspect, carpet flooring throughout, electric storage heater and doors opening to x2 cupboards.

Bedroom 2

9'2" x 8'6"

Single glazed window with secondary glazing to the rear aspect, carpet flooring throughout, electric storage heater and door opening to a cupboard.



Outside

Garage 4.7 x 2.9

Double doors to the front aspect, timber door to the rear aspect, single glazed window to the side aspect.



To the front of the property a sweeping concrete pathway sits between a wild garden which leads up to the entrance porch. A concrete driveway resides to the right hand side which leads up to the garage.

To the rear aspect a wild garden covers a concrete pathway which provides access to the garage, patio area and timber garden shed.

Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.



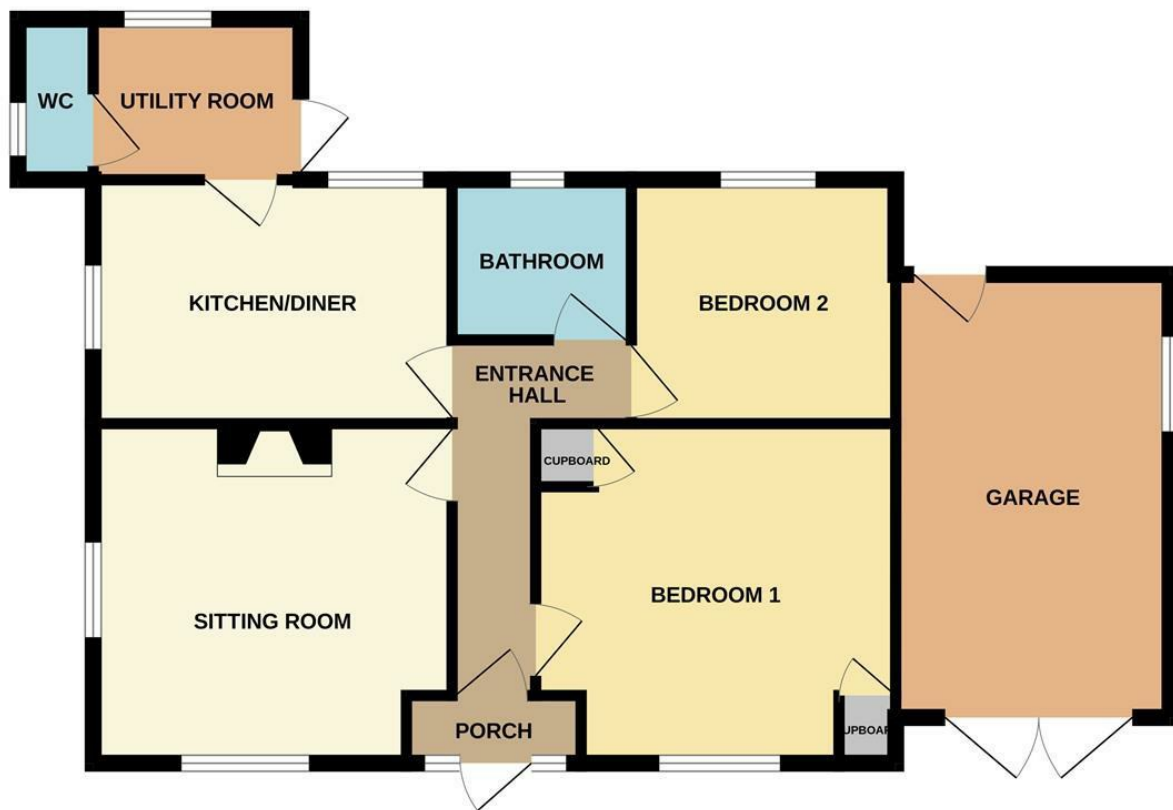




Tenure: Freehold
 Council Tax Band: C
 EPC Rating: TBC
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PIER AVENUE
 761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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