

Flick & Son

Coast and Country



Garage, Spinners Lane, Southwold, IP18 6AR

Offers In Excess Of £150,000

- 39 ft long Garage
- Private Road, close to High Street
- Brick and tile construction
- Electric supply connected

Spinners Lane, Southwold IP18 6AR

A brick and tile garage 11.88 meters (39ft) in length with electric supply set in a private road just off the High Street



Council Tax Band:



DESCRIPTION

A unique opportunity to acquire a freehold brick and tile garage measuring 11.88 meters (39ft) in length by 2.92 meters (9'6), 2.62 meters (8'7) between piers.

The garage stands in Spinners lane, a private road, just off the High Street

The building has electric supply connected.

TENURE

Freehold

OUTGOINGS

Private roads may require contribution towards maintenance

SERVICES

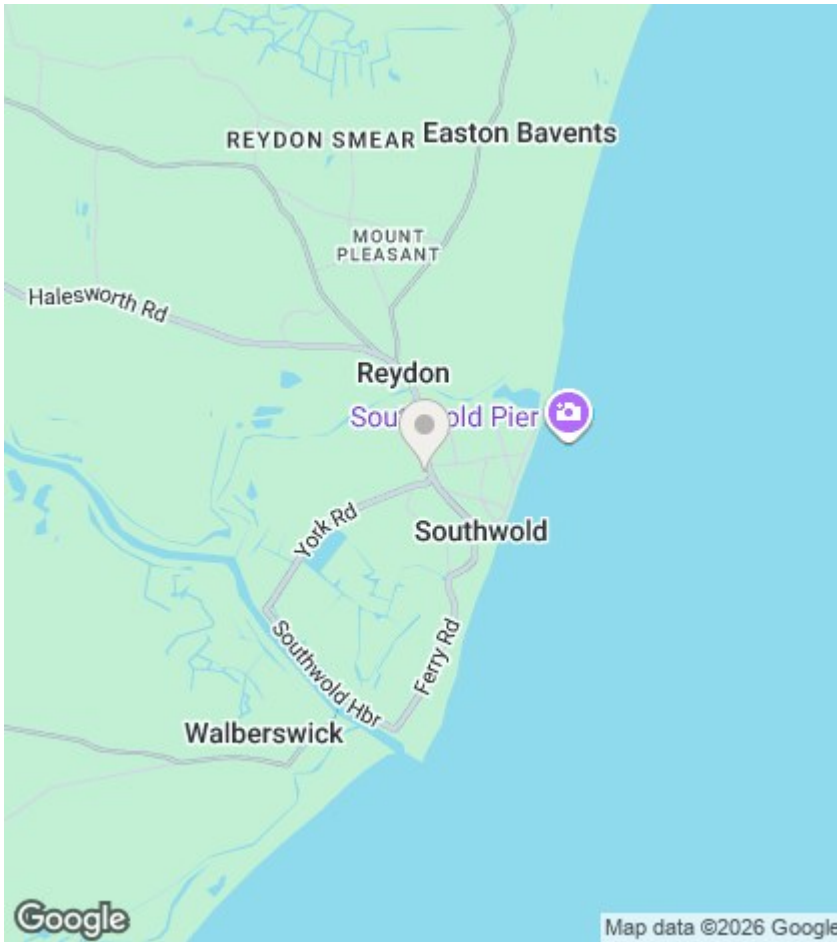
Mains electricity supply connected

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 21115/RDB.

FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



Directions

Viewings

Viewings by arrangement only. Call 01 502 442889 to make an appointment.

EPC Rating:

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	

GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.

GARAGE
39'0" x 9'7"
11.88m x 2.92m

TOTAL FLOOR AREA : 373 sq.ft. (34.7 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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