



40 CHURCH STREET
SOUTHWOLD, IP18 6JG



This delightful cottage is centrally situated to Southwold's amenities and seafront, it is well presented with a courtyard garden.

Entering from Church Street brings you into the sitting area of the cottage with fireplace and under stairs storage cupboard. The room has a pleasant, light feel but is warm and cosy. The kitchen/ breakfast room is located at the rear of the property and is fitted with a good range of units and a door to the enclosed rear courtyard.

Stairs rise from the sitting room to the first floor, where the two bedrooms can be found, with the main bedroom being situated at the front with built in storage and views to the front. The second bedroom at the rear has views across the roof tops and a storage cupboard. The accommodation is completed with a family bathroom.

Outside, the enclosed rear courtyard offers a lovely area to relax and socialise. 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

EPC - TBA

SERVICES

All mains services 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

LOCAL AUTHORITY

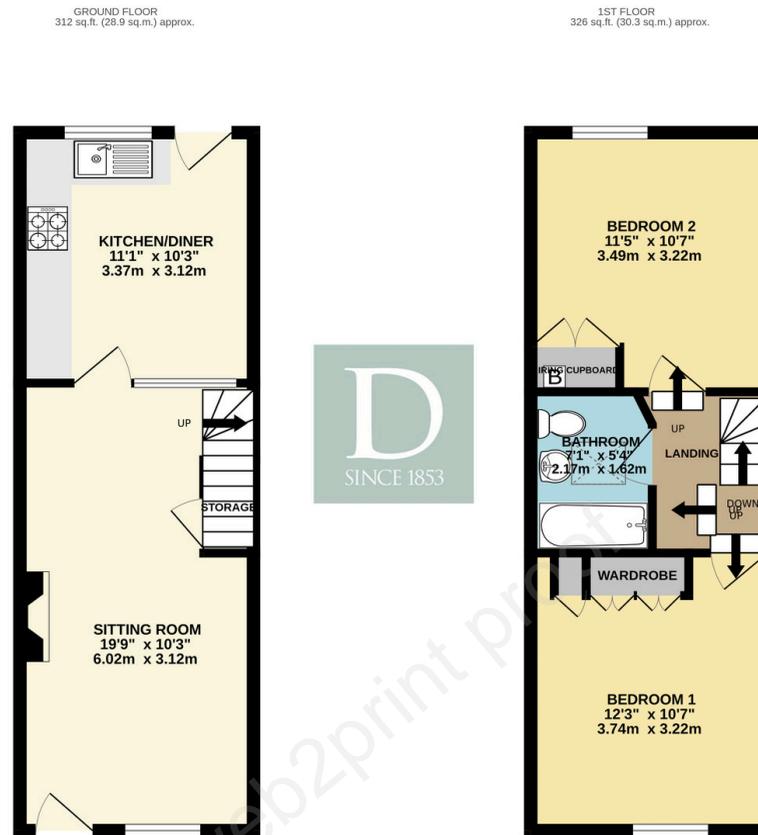
East Suffolk Council. Not currently registered for council tax





NO ONWARD
CHAIN

FLOOR PLAN



TOTAL FLOOR AREA: 638 sq.ft. (59.2 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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