



14 ST EDMUNDS ROAD
SOUTHWOLD



A nicely situated mid terraced house in the popular seaside town of Southwold boasting a west facing garden.

This well built three bedroom house is set back from St Edmunds Road and accessed via a shared pathway through a walled front garden.

This much loved home offers accommodation over two floors. You are welcomed into a good sized entrance hall with stairs to the first floor. Leading from the hallway is the light sitting room overlooking the front garden. At the rear is the fitted Kitchen which is well laid out and is open to the dining room with window overlooking the rear garden. The ground floor accommodation is completed with a rear porch leading to the rear garden.

On the first floor there are two double bedrooms, one with built in storage and a single bedroom, as well as the family bathroom and airing cupboard.

The garden to the rear has a terraced area for al fresco dining, a useful outbuilding and is predominantly laid to shingle interspersed with shrubs. There is a side gate leading to a shared passageway to the front of the

property.

Although in need of updating this property offers the opportunity to have a delightful home very close to the amenities and beach.

Southwold is a picturesque thriving market town, often described as the 'Best Seaside Town', with independent boutiques and shops, an independent cinema and excellent variety of restaurants and cafes.

TENURE - FREEHOLD

VIEWING

Strictly by appointment with the agent's Southwold Office.

EPC - D

LOCAL AUTHORITY

East Suffolk Council. Band – B

SERVICES

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



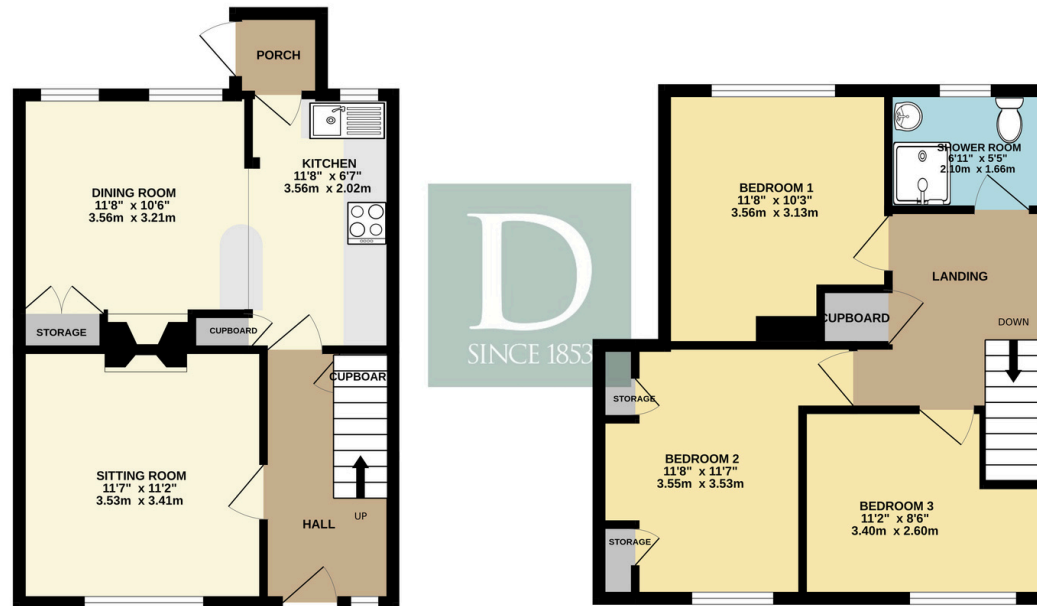


ENCLOSED
REAR GARDEN

FLOOR PLAN

GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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