



VICTORIA COTTAGE

JUBILEE COTTAGE

38

40
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COTTAGE

THE WHEELHOUSE
38 VICTORIA STREET, SOUTHWOLD



This delightful character cottage is situated close to Southwolds amenities and seafront and is a successful holiday let.

Entering from Victoria Street brings you into the charming sitting area of the cottage with feature fireplace and wood burner. 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.

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.

AGENTS NOTE – the neighbouring property has a right of way through the rear courtyard and side passage.

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

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 rear with views across the roof tops to the lighthouse, the second bedroom has views to the front and a storage cupboard and there is a fully tiled family bathroom.

Outside, the enclosed rear courtyard which can also be accessed via a side passageway from Victoria Street, offers a lovely area to relax and socialise. There is an outbuilding with a storage area and WC. The outbuilding is additionally completed with underfloor heating and plumbing for washing machine.

A picturesque and thriving market



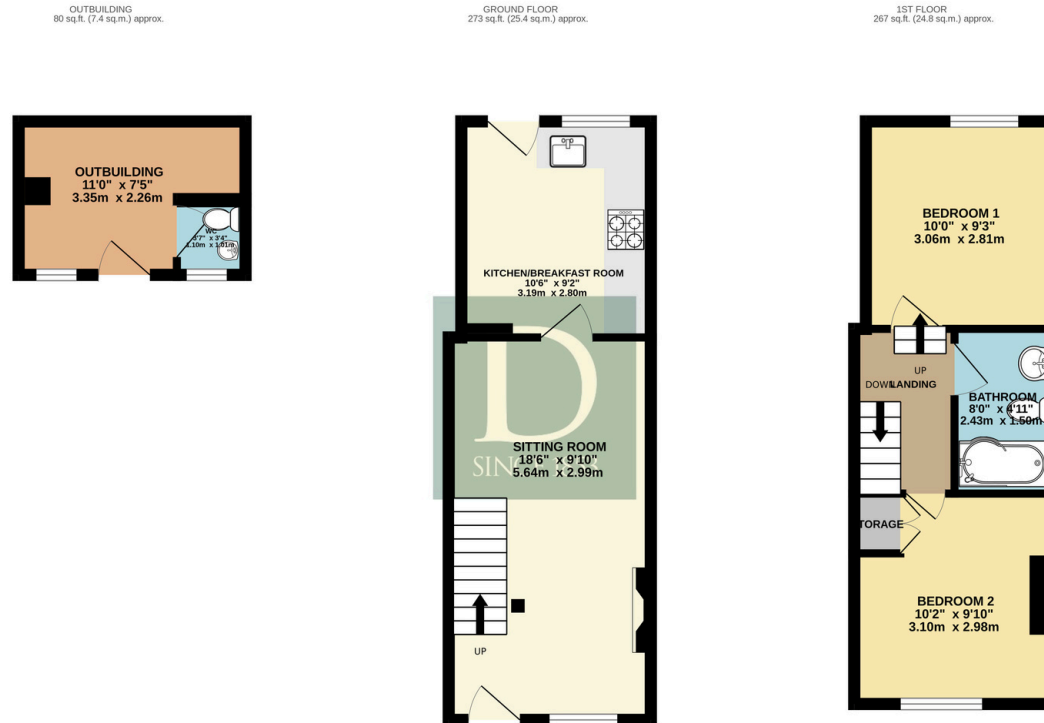


POPULAR
LOCATION





FLOOR PLAN



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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