



CENTENARY COTTAGE

GARDNER ROAD, SOUTHWOLD



A beautifully presented two-bedroom cottage situated in a central location within the popular seaside town of Southwold.

Centenary Cottage is a delightful property, offering a charming seaside escape benefiting from garage and courtyard garden.

Upon entering the property you are greeted with a convenient lobby which provides access into the main areas of the home. Situated to the left of the hallway is the dual aspect kitchen, which is light and bright, providing plenty of worktop space and storage. The Aga adds that cosy warmth and a door leading into the courtyard offers the opportunity for summer socialising. To the right of the hallway is the nicely proportioned sitting room with views to the front and is stylishly decorated. The ground floor accommodation is completed with a cloakroom and understairs storage.

Stairs to the first floor lead to the landing, with generous cupboard, and to the bright double bedrooms, both of which have built in storage space and en-suite shower rooms.

The property additionally benefits from a garage which is accessed from Lorne Road, which has the benefit of a room above and a low

maintenance courtyard.

The home has been beautifully styled throughout and refurbished by the current owners

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

TENURE

Freehold

LOCAL AUTHORITY

East Suffolk Council. Band D

SERVICES

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

EPC - TBA

VIEWING

Strictly by appointment with the agent's Southwold Office.





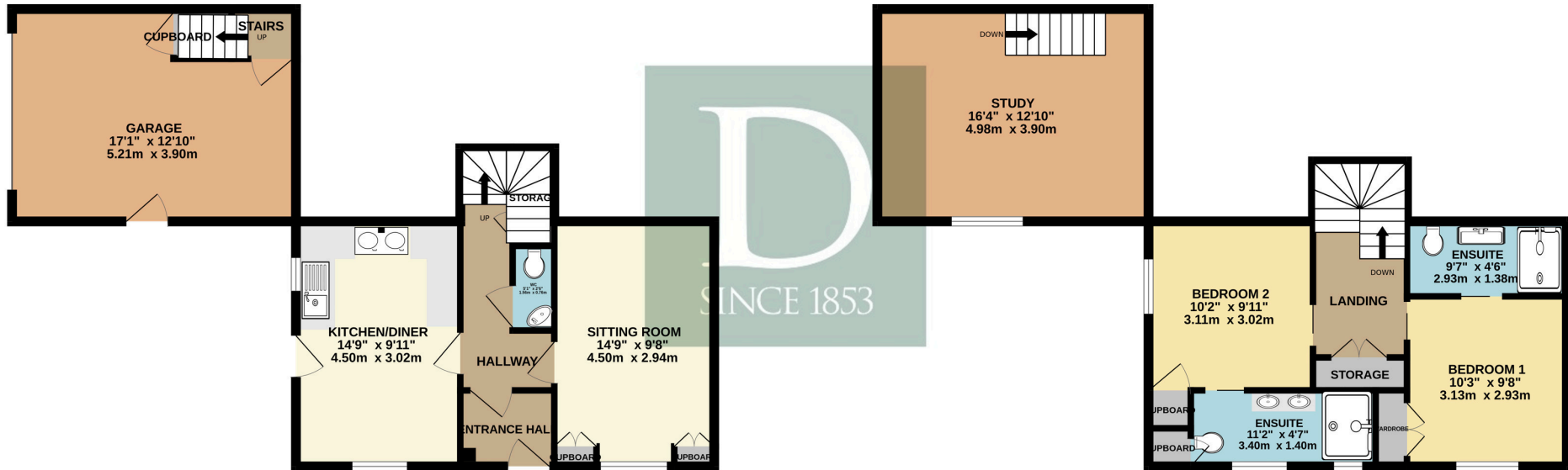




FLOOR PLAN

GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.

1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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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