St Edmunds Road, Southwold, Suffolk, IP18 6BZ

Guide Price £390,000
DESCRIPTION
37 St Edmunds Road is a brick semi-detached house in need of renovation but conveniently located in this central position in the renowned coastal town of Southwold. The accommodation includes an entrance lobby, two reception rooms, kitchen and downstairs toilet. On the first floor there are three bedrooms and a bathroom. At the rear of the property is a small garden and to the side there is off-road parking.

LOCATION
St Edmunds Road is situated just off Field Stile Road adjacent to Tibbys Triangle, a short stroll from the church, sea front, the High Street and the market place. Southwold occupies a prominent position on the Suffolk Heritage Coast, in a designated Area of Outstanding Natural Beauty. Set around numerous greens, the town offers an excellent range of shops and is home to the famous Adnams Brewery and a unique small Picture Palace cinema. Southwold also has golf and sailing clubs and the surrounding area is renowned for its coastal and countryside walks.
A semi detached house in need of renovation, located in the centre of Southwold.

St Edmunds Road, Southwold
3 Bedrooms | 2 Receptions | 1 Bathrooms
Guide Price £390,000
FLOORPLANS
These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

FIXTURES & 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.

EPC
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