



WYMERING ROAD, SOUTHWOLD

Guide Price £699,950

**** IDEAL COASTAL RETREAT OR INVESTMENT PROPERTY **** An attractive and well maintained bay fronted Edwardian terrace house located in the centre of the iconic coastal town of Southwold. Offering three well-proportioned bedrooms with a glimpse of the sea from the master bedroom, bright open plan living spaces, modern kitchen/breakfast room, two bathrooms, downstairs cloakroom and paved private rear courtyard providing the ideal spot to dine al fresco in the warmer months. Wymering Road is situated just off Southwold common and within a short stroll of Southwold High Street and beach. Southwold is characterised by its variety of Regency and Victorian architecture, bordered by a large common, sandy beach with pier, a variety of greens and busy High Street with an excellent range of High Street and boutique shops. Southwold is situated on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, renowned for its bird watching and numerous leisure pursuits. The property is currently being used as a holiday let and has been for the last 24 years achieving £1390 per week in peak season. NO ONWARD CHAIN.

- THREE BEDROOM EDWARDIAN TERRACE
- BRIGHT AND SPACIOUS
- HOLIDAY LET ACHIEVING £1390 PER WEEK IN PEAK SEASON
- IDEAL INVESTMENT OR HOLIDAY HOME
- MODERN KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- GLIMPSE OF THE SEA FROM MASTER BEDROOM
- TWO BATHROOMS & DOWNSTAIRS CLOAKROOM
- COURTYARD GARDEN
- ORIGINAL FEATURES
- FEATURE FIREPLACES
- NO ONWARD CHAIN DELAYS
- 2 MINUTES WALK TO THE HIGH STREET AND 5 MINUTES WALK TO THE BEACH

Ground Floor

Hallway

Front aspect frosted double glazed door, cornicing, dado rail, original encaustic tiled flooring, radiator, stairs to first floor landing.

Lounge

12' 8" into bay x 10' 7" (3.86m x 3.23m)
Front aspect double glazed sash windows into bay with fitted shutters, feature open fireplace with hearth, cornicing, picture rail, two radiators, power points, TV aerial, carpeted flooring.

Dining Room

14' 1" max x 12' 9" max (4.29m x 3.89m)
Rear aspect double glazed French doors to garden with secondary glazing leading to rear garden, picture rail, open feature fireplace with hearth, fitted bookshelf, radiator, power points, under stairs storage cupboard/pantry with power points, stripped and polished floorboards.

Kitchen/Breakfast Room

13' 5" x 8' 6" (4.09m x 2.59m) side aspect window, coved ceiling, range of wall and base level units with roll top work surfaces and matching upstands, breakfast bar, single sink with drainer, integrated 'Siemens' gas hob with 'Siemens' oven below and overhead extractor fan, stainless steel splash back, integrated 'Siemens' dishwasher, undercounter fridge, plumbed for washing machine, wall mounted cupboard enclosed wall mounted 'Worcester' boiler, part Metropolitan style tiled walls, wall mounted cupboard enclosed fuse box, wood effect tiled flooring. Rear aspect double glazed door to garden, rear and side aspect double glazed windows, wood effect tiled flooring.

Downstairs W/C

Side aspect frosted double glazed window, low level W/C, radiator, wood effect tiled flooring.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

First Floor

Landing

Dado rail, radiator, power points, carpeted flooring.

Bedroom One

13' 3" into bay x 14' 4" max (4.04m x 4.37m) Front aspect double glazed windows into bay with a glimpse of the sea, front aspect double glazed window, picture rail, radiators, feature open fireplace with hearth, loft hatch, carpeted flooring.

En-Suite

Low level W/C, wall mounted hand wash basin with mixer tap and tiled splash back, shower cubicle with folding glass shower doors, fully tiled surround, wall mounted shower with attachment, wall mounted heated towel rail, wall mounted mirror, wall mounted mirror fronted medicine cabinet, spot lighting, shaving point, lino flooring.

Bedroom Two

12' 8" x 8' 6" (3.86m x 2.59m) Rear aspect sash window, picture rail, radiator, power points, feature open fireplace, vanity hand wash basin with mixer tap, built in cupboard, carpeted flooring.

Bedroom Three

8' 7" x 8' 5" (2.62m x 2.57m) Side and rear aspect sash windows, radiator, power points, carpeted flooring.

Bathroom

5' 7" x 4' 10" (1.70m x 1.47m) Velux double glazed window, low level W/C, panel enclosed bath with mixer tap and shower attachment, par tiled walls, pedestal hand wash basin with tiled splash back, wall mounted mirror fronted medicine cabinet, heated towel rail, shaving point, lino flooring.

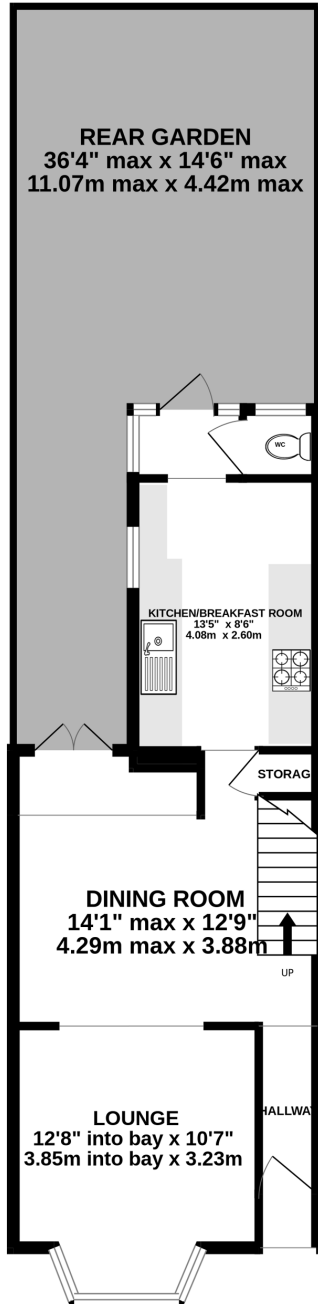
Outside

Courtyard Garden

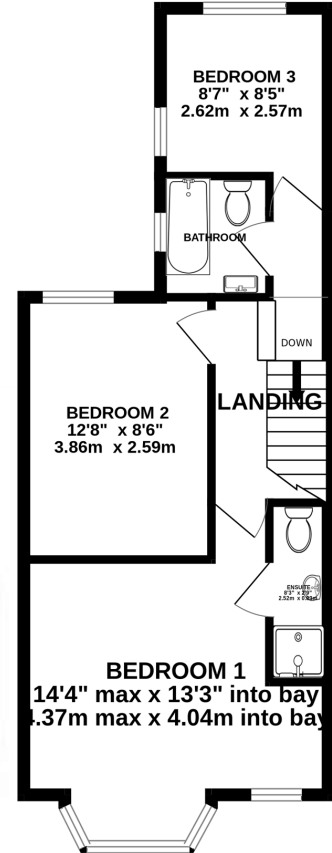
36' 4" max x 14' 6" max (11.07m x 4.42m) Patio, fence and wall enclosed.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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