



[www.jennie-jones.com](http://www.jennie-jones.com)

SOUTHWOLD  
&  
SAXMUNDHAM

EST. 1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



37 STRADBROKE ROAD SOUTHWOLD  
GUIDE PRICE £425,000 FREEHOLD

FOR SALE BY INFORMAL TENDER - CLOSING DATE - FRIDAY APRIL 6th 2018 NOON

Entrance Hall Sitting Room Dining Room

Breakfast Room Kitchen

Three First Floor Bedrooms Bathroom Separate WC

Front and Rear Garden

IN NEED OF TOTAL RENOVATION AND REFURBISHMENT

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

[www.jennie-jones.com](http://www.jennie-jones.com)



THE PROPERTY

Number 37 Stradbroke Road is a three bedroom terraced property in a sought after location. The property is in need of total renovation and refurbishment to all areas. However, it does retain a number of original features.

The accommodation comprises an entrance hall, sitting room, dining room, breakfast room with walk in pantry and kitchen. To the first floor are three bedrooms, a bathroom and separate wc. There is a small garden to the front of the property and an enclosed garden to the rear.

The property would be ideally suited for either full time occupation or for use as a holiday home.

LOCATION

Number 37 is situated just back from the seafront and only a short stroll from the High Street. All local amenities are within easy reach.

The town offers a vast array of leisure facilities and amenities including High Street shops, restaurants, public houses, Churches, library, dental surgery, golf and sailing clubs. The surroundings, being part of Suffolk’s area of outstanding natural beauty, are renowned for coastal walks and bird watching.

DIRECTIONS

Leave the agents Southwold office and turn right towards the Market Place. Take the first left into Church Street and continue to the end. Turn right and head towards The Sole Bay Inn. Turn immediately left at the pub into Stradbroke Road and proceed for approximately 200 metres. The property can then be found on the right hand side.

The accommodation in more detail comprises.

ACCOMMODATION

A half glazed front entrance door opens to the:-

ENTRANCE HALL

With stairs to first floor accommodation; under stairs storage cupboard; coat hanging space; ceiling light point; door to:-

SITTING ROOM

14ft 4in x 13ft.  
4.39m x 3.95m  
Bay window to front aspect; feature tiled fireplace and hearth; picture rail; original coving; ceiling light point.

DINING ROOM

12ft x 10ft 8in.  
3.64m x 3.26m  
Half glazed double doors to the rear garden; a feature cast fireplace with inset tiles and timber surround; picture rail; ceiling light point.

BREAKFAST ROOM

11ft x 9ft 8in.  
3.37m x 2.95m  
Window to side aspect; fireplace (blocked) with built in cupboards to each side; door to walk in shelved pantry with window to the rear; door to:-

KITCHEN

7ft 6in x 5ft 7in.  
2.29m x 1.73m  
Half glazed door to rear garden; sink over base unit.

FIRST FLOOR

Stairs from the entrance hall lead to the:-

LANDING

With built in cupboard; loft access hatch; ceiling light point; door to:-

BEDROOM 1

16ft 6in x 14ft 5in. Including Bay.  
5.25m x 4.41m  
Bay window to front aspect; further window to front; a feature cast fireplace with tiled insets and timber surround; wardrobe cupboard to fireplace alcove; picture rail; ceiling light point.

BEDROOM 2

11ft 9in x 10ft 9in.  
3.60m x 3.28m  
Window to rear aspect; attractive cast fireplace with timber surround; cupboard to fireplace alcove; ceiling light point.

BEDROOM 3

10ft x 9ft 3in.  
3.04m x 2.80m  
Window to rear aspect; attractive cast fireplace with timber surround; cupboard to fireplace alcove; ceiling light point.

SEPARATE WC

Window to side aspect; wc.

BATHROOM

6ft 7in x 4ft 5in.  
2.02m x 1.36m  
Window to side aspect; cast iron bath; pedestal wash basin; ceiling light point.

OUTSIDE-Front.

A low boundary wall with gate. Flower border and path to entrance.

OUTSIDE-Rear.

The rear garden is enclosed with borders containing mixed planting. There is a brick outhouse with coal/log storage and wc. At the rear of the garden is a gate which gives pedestrian access to the passageway.

LOCAL AUTHORITY

Waveney District Council.

ENERGY PERFORMANCE RATING

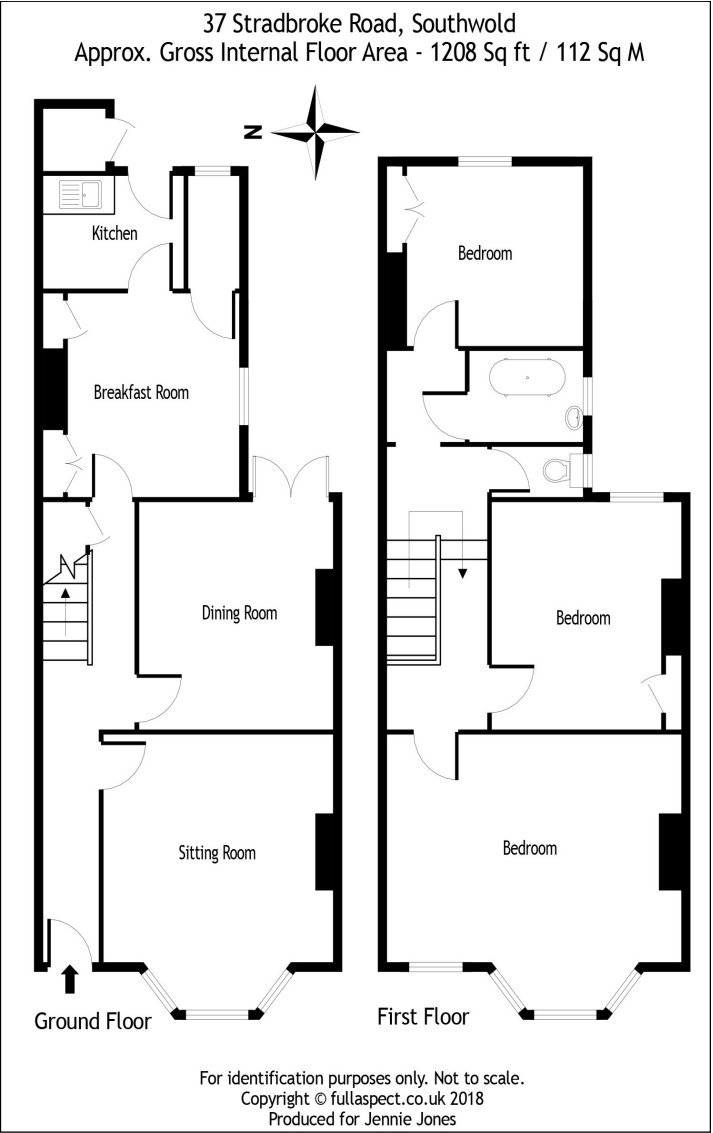
SERVICES

We understand all mains services are connected.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3911



Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office