



1 CHURCH FARM COTTAGE

CHURCH ROAD, WALBERSWICK IP18 6UY



Positioned in a fabulous location within the popular village of Walberswick, this property boasts great potential and fabulous views of the church

Nestled in the heart of the ever-popular coastal village of Walberswick, this charming three-bedroom semi-detached cottage presents a rare opportunity to acquire a characterful home with considerable scope for improvement and enhancement. Extending to approximately 747 sq. ft. (69.4 sq. m.), the accommodation is arranged over two floors and, whilst requiring updating throughout, offers buyers the chance to create a delightful permanent residence, holiday retreat or investment property in one of Suffolk's most sought-after locations.

The ground floor comprises a spacious sitting room extending to over 17 feet in length, providing a comfortable and versatile living space, together with a kitchen positioned to the rear of the property and a family bathroom.

On the first floor are three bedrooms, including a generous principal bedroom and two further bedrooms, all enjoying a pleasant cottage feel. The property requires modernisation, offering excellent potential for refurbishment and

reconfiguration, subject to any necessary consents. The property also benefits from a substantial garden and off road parking

Walberswick is renowned for its beautiful beach, picturesque harbour, village greens and vibrant community, whilst the nearby town of Southwold offers an excellent selection of independent shops, restaurants and amenities.

Surrounded by the outstanding scenery of the Suffolk coast, the property is ideally placed to enjoy all that this highly desirable area has to offer.

TENURE- FREEHOLD

SERVICES

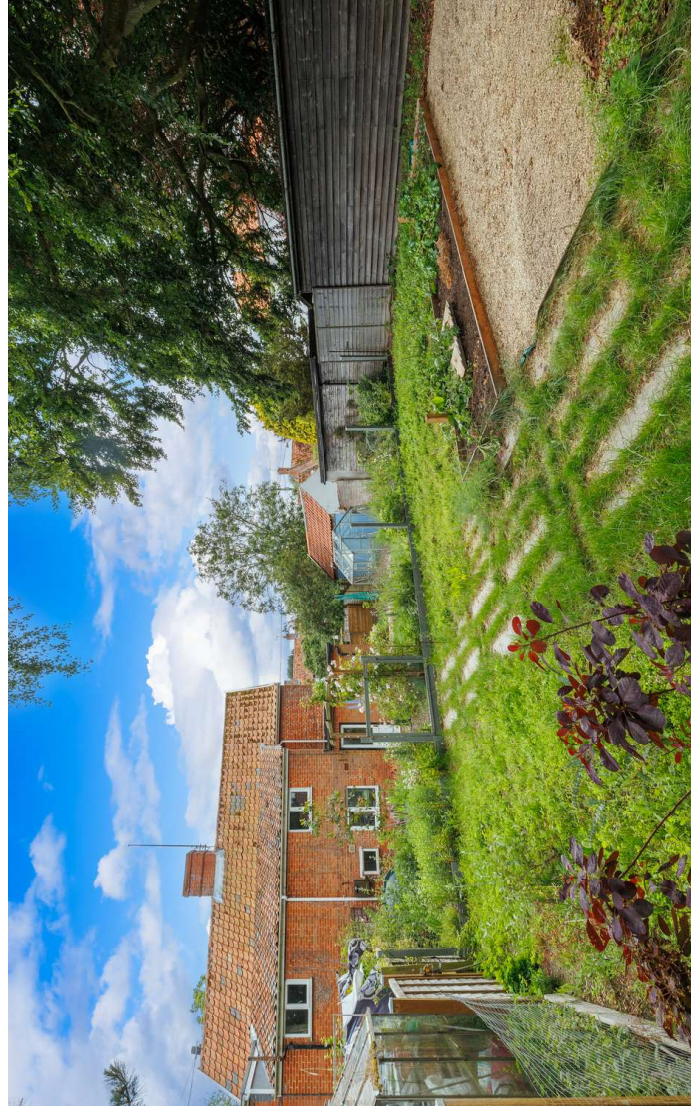
All mains' services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

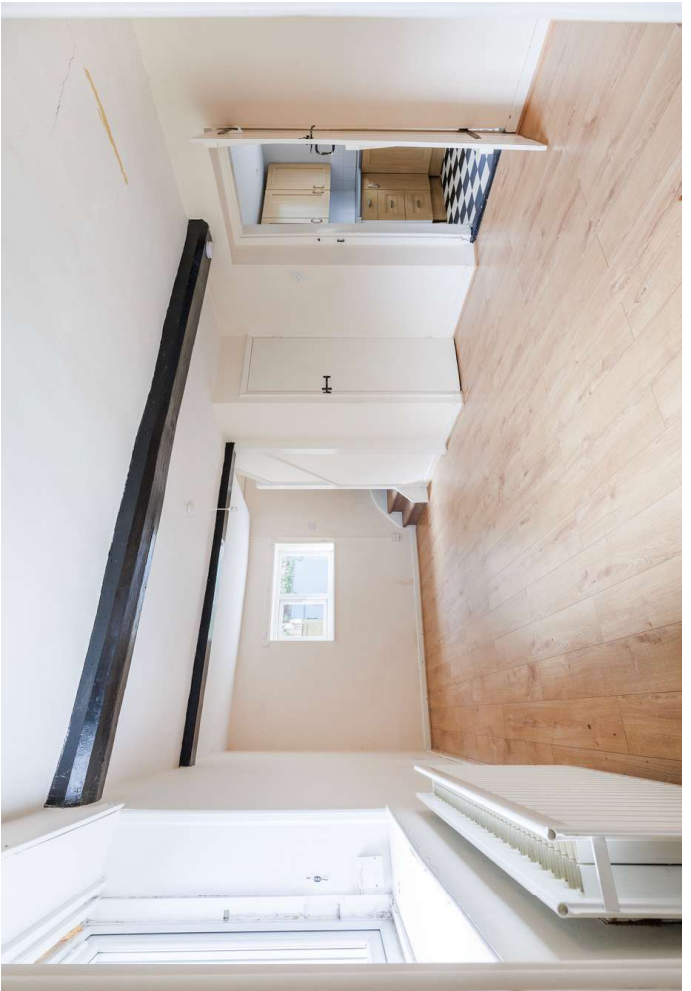
Strictly by appointment with the agent's Southwold Office.

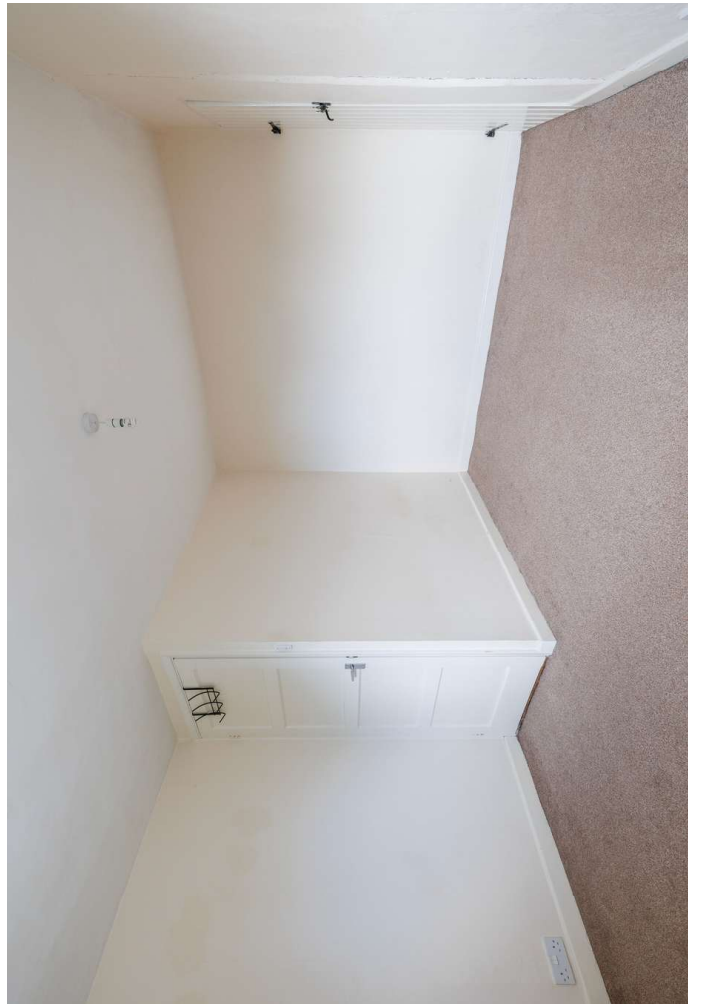
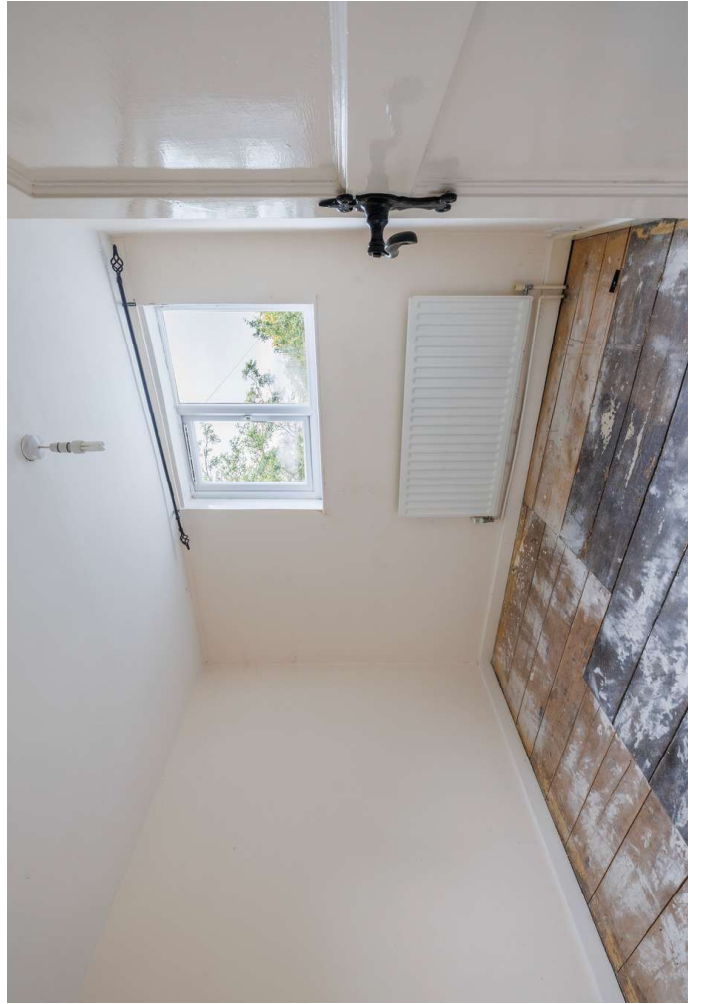
LOCAL AUTHORITY

East Suffolk Council. Council tax band E



NO ONWARD
CHAIN





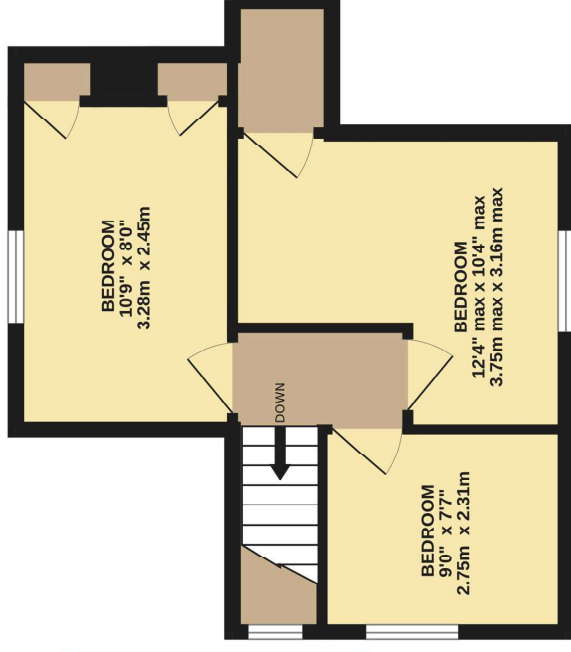


FLOOR PLAN

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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 availability or efficiency can be given.

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