



67 HIGH STREET WANGFORD  
GUIDE PRICE £179,950 FREEHOLD

- Entrance Hall Kitchen Sitting Room/Dining Area
- Two First Floor Bedrooms Shower Room
- Front and Rear Garden Single Garage

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502 722065

## THE PROPERTY

Number 67 High street is a end terraced cottage in the heart of this ever popular village.

The property has been extremely well cared for by the current owners and consequently it is in very good order throughout. Benefits include gas central heating, double glazed windows and uPVC fascia's for minimum maintenance, an enclosed rear garden and single garage.

The accommodation in brief comprises an entrance hall, recently fitted new kitchen and sitting room with dining space. To the first floor are two bedrooms and a shower room. There is a small garden area to the front and side of the cottage and a garden to the rear.

The property would be suited for either full time occupation or for use as a holiday home, ideally located to explore all that this popular area has to offer.

To fully appreciate the cottage, early viewing is advised.

## LOCATION

The village of Wangford has become increasingly popular over recent years with a thriving community and amenities including: a general store, Church, doctors and veterinary surgeries, two public houses and a busy Community Centre. The village is by-passed by the A12 and located approximately three miles from the ever popular coastal town of Southwold and the Heritage Coast.

The surrounding area is a designated area of outstanding natural beauty renowned for its coastal and country walks.

Only 10 minutes drive is the ever popular coastal town of Southwold, forest walks of Dunwich and the award winning bird reserve at Minsmere.

## DIRECTIONS

Leave the agents Southwold office and proceed out of town taking the right fork—Wangford Road (B1126) passing through Reydon and on towards Wangford. On entering the village past the Farm Shop continue straight on into Church Street. At the end of Church Street turn right into the High Street and the property can then be found after a short distance on the left hand side.

The accommodation in more detail comprises:

## ACCOMMODATION

A front entrance door with glazed panel below a storm porch opens to:-

### ENTRANCE HALL

With radiator; power point; coat hooks; laminate flooring; half glazed door to sitting room/diner and half glazed door to:-

### KITCHEN

9ft x 8ft 2in.

2.75m x 2.49m

Double glazed window to front aspect; stainless steel sink with mixer tap; a good range of cream coloured base and wall mounted units; work surfaces and tiled splash backs; built in electric oven with inset electric hob; plumbing for washing machine; fridge/freezer space; breakfast bar; serving hatch to sitting room/diner; wall mounted Worcester gas fired combination boiler for central heating and domestic hot water; ceiling light point; ceramic tiled flooring.

### SITTING ROOM/DINING AREA

12ft 9in x 12ft 4in.

3.88m x 3.77m

Double glazed French doors opening to the rear garden; further double glazed window to the side; two radiators; TV point; wall mounted heating thermostat; staircase to first floor landing; ceiling light point; laminate flooring.

## FIRST FLOOR

Stairs from the sitting room/diner lead to the:-

### LANDING

Loft access hatch; power point; ceiling light point; fitted carpet; door to:-

### BEDROOM 1

10ft 11in x 8ft 10in.

3.34m x 2.70m

Velux style window to rear aspect; radiator; spacious built in shelved storage cupboard; ceiling light point; fitted carpet.

### BEDROOM 2

9ft 8in x 6ft 10in.

2.95m x 2.09m

Double glazed dormer style window to front aspect; radiator; ceiling light point; fitted carpet.

### SHOWER ROOM

Corner shower cubicle with wall mounted shower and tiled walls; vanity style wash basin and low level wc with concealed cistern; radiator; ample tiling; extractor fan; ceiling light point.

### OUTSIDE- Front.

There is a small garden to the front of the property which extends around to the side. The front garden has shrubs and mixed planting for ease of maintenance.

### OUTSIDE - Rear.

The rear garden is enclosed by brick wall and fencing. Mainly laid to lawn with an area of decking and borders containing mixed planting. A gate at the end of the garden opens to the parking area and the single garage can be found just a short distance away within a block.

## LOCAL AUTHORITY

East Suffolk Council.

## BANDING

B

## ENERGY PERFORMANCE RATING

C

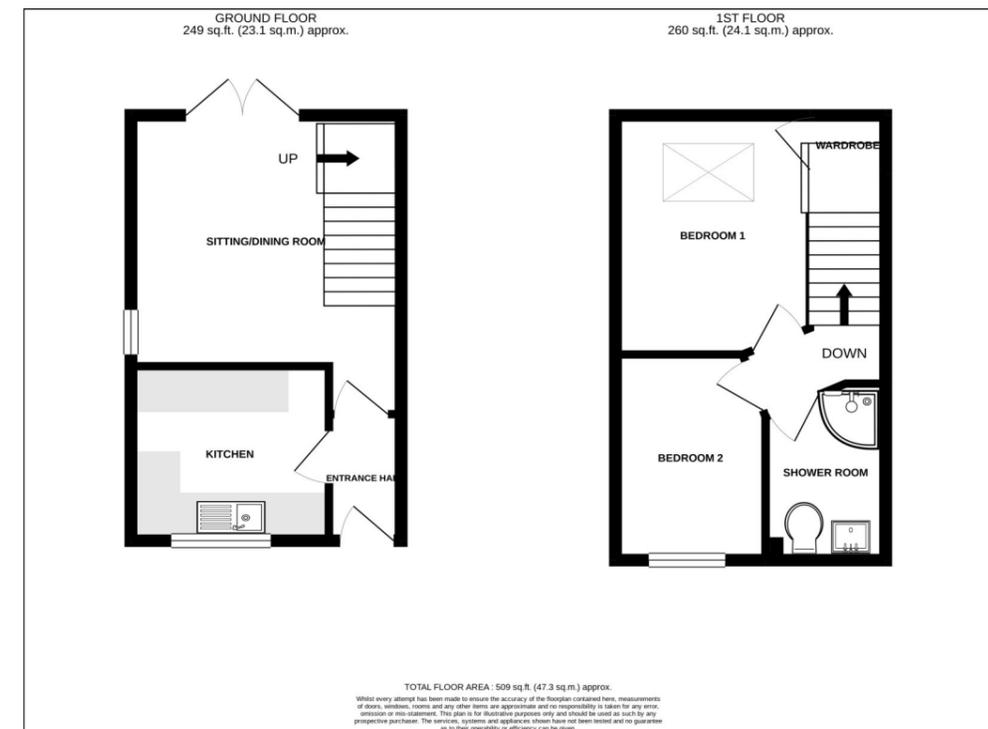
## SERVICES

We understand all mains services are connected.

## VIEWING

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

REF: 3977



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