

49 Church Street
Wangford
Beccles
NR34 8RN



49 Church Street

Offers In Excess Of £220,000

The recently updated home close to the coast...

49 Church Street, Wangford is a very well presented and recently redecorated mid terraced home located on a quiet road. As you enter through the front door, you are greeted by a hallway that leads to the lounge on the right. The lounge features a large window overlooking the front, a gas fire with back boiler in the fireplace. There is also convenient storage space under the stairs.

Towards the rear of the property, you'll find a generous kitchen/dining room that has been recently fitted with a stylish dark grey kitchen with brass handles. The kitchen offers ample workspace and storage space, as well as an integrated double oven and hob with an extractor over it. There is also space for a washing machine, and a door that leads to the rear garden. The dining area is spacious and provides enough room for a good-sized table, while also offering a pleasant view of the rear garden. The lounge, kitchen, and dining area all feature new grey wood effect laminate flooring.

Moving upstairs, the stairs lead to the first floor where you'll find the bedrooms. Bedroom one is particularly spacious and is located at the front of the property. It features a large window, a large cupboard over the stairs, and plenty of space for freestanding furniture. Bedroom two is a double room with some built-in storage that houses the hot water tank to the side of the chimney. The fully tiled bathroom boasts a P-shaped bath with a curved glass shower screen and an electric shower over it. Additionally, it includes a basin on a vanity unit and a WC, with a dark grey heated towel rail on the wall. The walls are adorned with high gloss marble effect tiles, while the floor features a more subdued grey tile.

Outside, the property offers a small lawn with shrubs at the front, along with a concrete path leading to the front door. The rear garden can be accessed from the kitchen or through a pedestrian access to the rear. The garden features a small deck area on one side, a concrete path adjacent to the outbuildings, and a rear gate. There is a mature and well-manicured hedge on the other side, which, if removed, would significantly increase the size of the lawn that extends along the length of the garden. The outbuildings are of brick construction and are spacious, making them ideal for use as workshops. On-road parking is available at the front in a communal parking area.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band A

Local Authority
East Suffolk

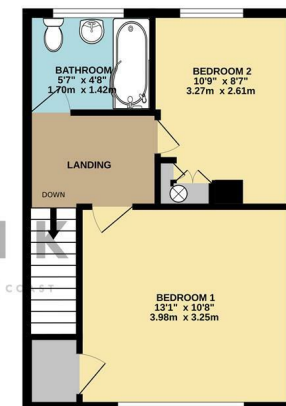
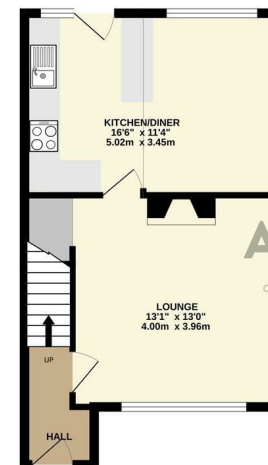
Council Tax Band A

EPC Rating D



GROUND FLOOR
399 sq. ft. (37.0 sq.m.) approx.

1ST FLOOR
399 sq. ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq. ft. (74.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of floors, 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 a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metropac 1/2023