

EST.  1993

# JENNIE JONES

ESTATE AGENTS



**47 High Street, Wangford, Suffolk, NR34 8RL.**

**GUIDE PRICE**

**£195,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM; KITCHEN/DINING AREA; LANDING;  
TWO BEDROOMS; FAMILY BATHROOM;  
FRONT AND REAR GARDEN; GARAGE.  
NO ONWARD CHAIN.**

### **THE PROPERTY**

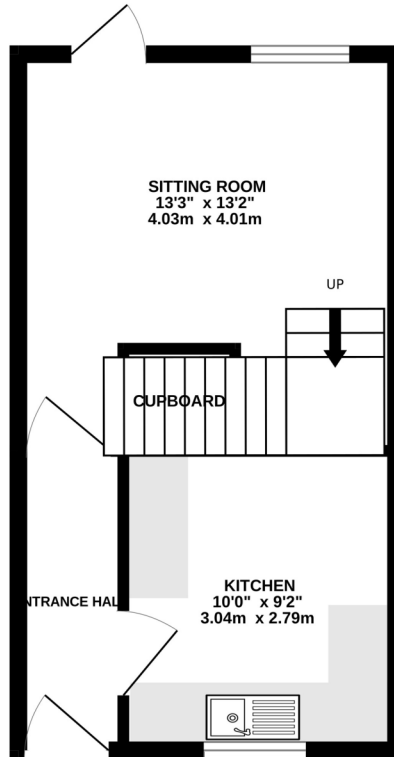
A delightful mid terraced cottage style property set within the heart of this ever popular village, close to all local amenities. The property has been well cared for by the current owners and consequently it is in very good order throughout. Main benefits include double glazed windows, gas fired central heating, a low maintenance garden and a garage with parking space in front. The cottage would be ideally suited for either a first time buyer or for use as a holiday home, located just a few miles from the popular seaside town of Southwold. The accommodation comprises a front entrance door beneath a storm porch that opens to the entrance hall. Door to kitchen and to sitting room. The kitchen has a double glazed window to the front aspect, a good range of base and wall mounted units with work surfaces over and tiled splash backs. There is a 1½bowl sink with mixer tap, space for cooker, plumbing for washing machine and space for fridge/freezer. A wall mounted gas fired combination boiler for central heating, radiator and ceramic tiled flooring. The sitting room has a double glazed door and window to the rear, radiator, understairs storage cupboard and stairs that lead to the first floor landing. The landing has a loft access hatch and doors to the bedrooms and bathroom. Bedroom one has two double glazed windows to the rear and a radiator. Bedroom two which is a small double has a double glazed window to the front, radiator and useful built in storage cupboard. The family bathroom has a double glazed window to the front, a suite comprising panelled bath with shower over and screen, toilet and pedestal wash basin. There is a towel radiator and fully tiled walls and flooring. To the front of the house is a small front garden with path leading to the front door. The enclosed rear garden has been designed for ease of maintenance and is mainly paved with a pedestrian gate at the rear that gives access to the garage which is situated within a block. The garage has an up and over door and power is connected.

To fully appreciate the cottage and the location, viewing is highly recommended.

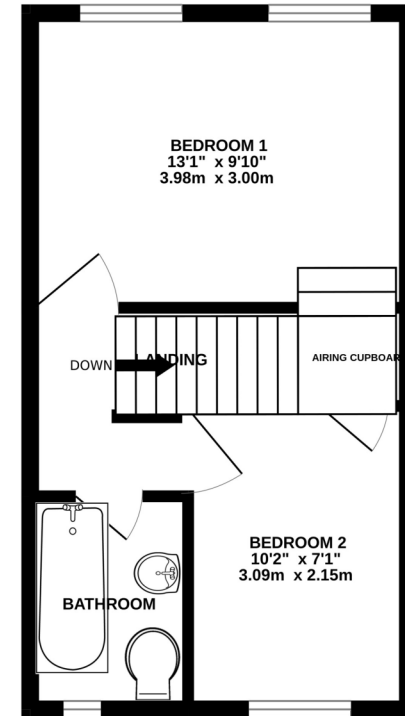
### **LOCATION**

The village of Wangford has become very popular over recent years with a thriving community and amenities including; a well stocked village store, Church, doctors and veterinary surgeries, two public houses, playing fields, allotments and a busy Community Centre. The village is bypassed 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 ten minutes drive is the town of Southwold, forest walks of Dunwich and the award winning bird reserve at Minsmere.

GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
Tel: 01394 383789

**COUNCIL TAX BAND: = B**

**SERVICES:**

We understand that mains water, electricity  
and drainage are connected. Heating by gas  
fired boiler.

**TENURE::** Freehold

**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = D**

TOTAL FLOOR AREA: 587 sq.ft. (54.5 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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Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current









