



Wrentham, Suffolk

Guide Price £265,000

- Character Cottage
- Stylish Kitchen with Appliances
- Gas Central Heating
- Sitting/Dining Room
- Wood Burner
- Double Glazing
- Garden Sitting Room
- Courtyard Garden
- EPC -D

High Street, Wrentham

Wrentham has two public houses, general store, tennis courts, bowls club and is within a mile and a half of the coast at Covehithe. Five miles to the south is the renowned coastal town of Southwold, a premier holiday destination on the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Eight miles to the north is the coastal town of Lowestoft, a former fishing port with a wide range of shopping and leisure facilities.



Council Tax Band: B



DESCRIPTION

A charming end of terrace cottage having been extensively improved by the current owners over many years the property retains great charm and character with stone fireplace and wood burning stove, oak floors, stylish kitchen and bathroom. Set back from the road behind a low brick wall the entrance door opens to a sitting/dining room with elegant fireplace and windows to front and rear. The kitchen is comprehensively fitted and has a full range of appliances. To the rear is a further sitting room which opens into a delightful secluded garden complete with summer house/studio building. On the first floor the landing leads to the two bedrooms and a dressing room. A Victorian style bathroom with black & white chequerboard floor completes the accommodation.

ACCOMMODATION

SITTING ROOM

Entrance door and double glazed window to front elevation. Stone fireplace with wood burning stove, shelves to either side. Oak flooring which continues via a wide opening to:

DINING ROOM

Double glazed window to rear. Enclosed staircase to first floor. Door to:

KITCHEN

Range of shaker style fitted units, base and wall cupboards with granite work surfaces and upstands, tiled surround and integrated sink unit. Fitted electric double oven and hob with cooker hood over. Concealed fridge, freezer, dishwasher and washing machine. Double glazed window and door to side courtyard.

GARDEN SITTING ROOM

Double glazed deep windows and French doors opening to the garden.

FIRST FLOOR LANDING

BEDROOM

Ornamental cast iron fireplace. Wardrobe to one side, cupboard housing gas central heating boiler to the other. Double glazed window to the front.

BEDROOM

Double glazed window.

DRESSING ROOM

Built in wardrobe.

BATHROOM

Period style suite with panel bath, mixer tap, hand held and overhead showers. Hand basin with granite topped surround, storage below and to one side. WC. Wall tiling. Opaque double glazed window.

OUTSIDE

Shingle front garden behind a low brick wall and steps to entrance door. Secluded rear courtyard garden, block paved with borders contain a wealth of flowering plants and shrubs.

GARDEN ROOM

Full height windows and glazed door. Valuated ceiling with exposed timbers and feature brick wall. Power points and lighting.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently B. Further details can be obtained via East Suffolk Council.

VIEWING

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 20297/RDB.

FIXTURES & FITTINGS

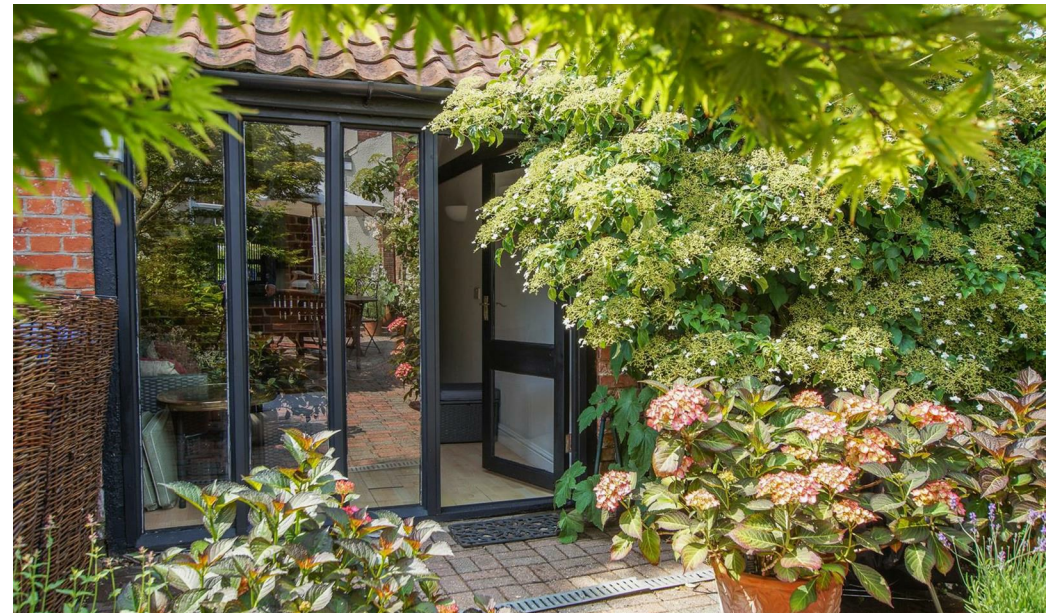
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AGENTS NOTE

Flood risk

The flood risk summary; <https://check-long-term-flood-risk.service.gov.uk/> reports the highest risk from surface water within a 15 metre radius of this property.

High risk means that this area has a chance of flooding of greater than 3.3% each year.







TOTAL FLOOR AREA: 81.0 sq.m. (approx.)
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
 Made with floorplan 12023

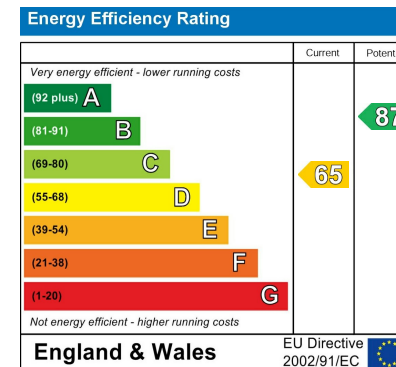


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com