



Wangford, Beccles

Guide Price £250,000

- Spacious Family Home
- Edge of Popular Village
- 3 Bedrooms
- Requires updating
- 3 miles from Southwold
- Gas Central Heating & Double Glazing
- Good Size Garden
- Large Conservatory

Elms Lane, Wangford



Council Tax Band:



DESCRIPTION

Offered for sale with no onward chain is this spacious semi-detached house situated at the edge of this popular and well served Suffolk Coastal village, 3 ½ miles from the renowned seaside town of Southwold. The property is in need of general improvement, offering an excellent opportunity to create a spacious family home in this very popular village location. The accommodation with gas central heating and double glazing features:

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor with cupboard below.

KITCHEN/DINER

Fitted with a range of base and wall cupboards, work surfaces and single drainer sink unit. Electric cooker point. Plumbing for washing machine. Window overlooking the front garden.

UTILITY/STORE

Entrance doors to front and rear gardens.

LIVING ROOM

Stone fireplace with gas fire. Window and patio doors opening to:

CONSERVATORY

Double glazed with door to garden.

FIRST FLOOR

LANDING

BEDROOM

Built in wardrobe. Window to rear.

BEDROOM

Window to front.

BEDROOM

Window to rear.

SHOWER ROOM

Shower cubicle, hand basin and WC.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently deleted.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20646/RDB.

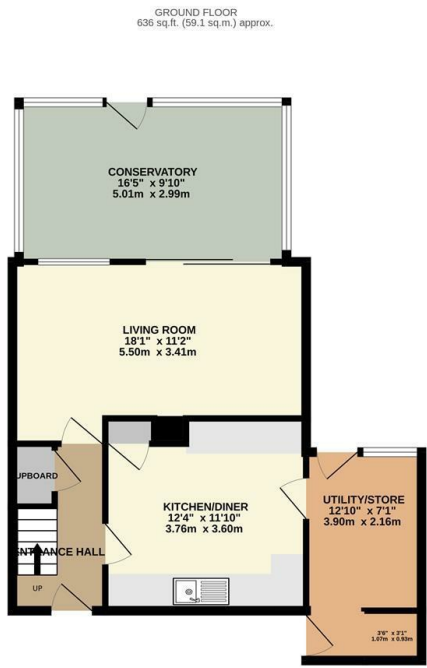
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will

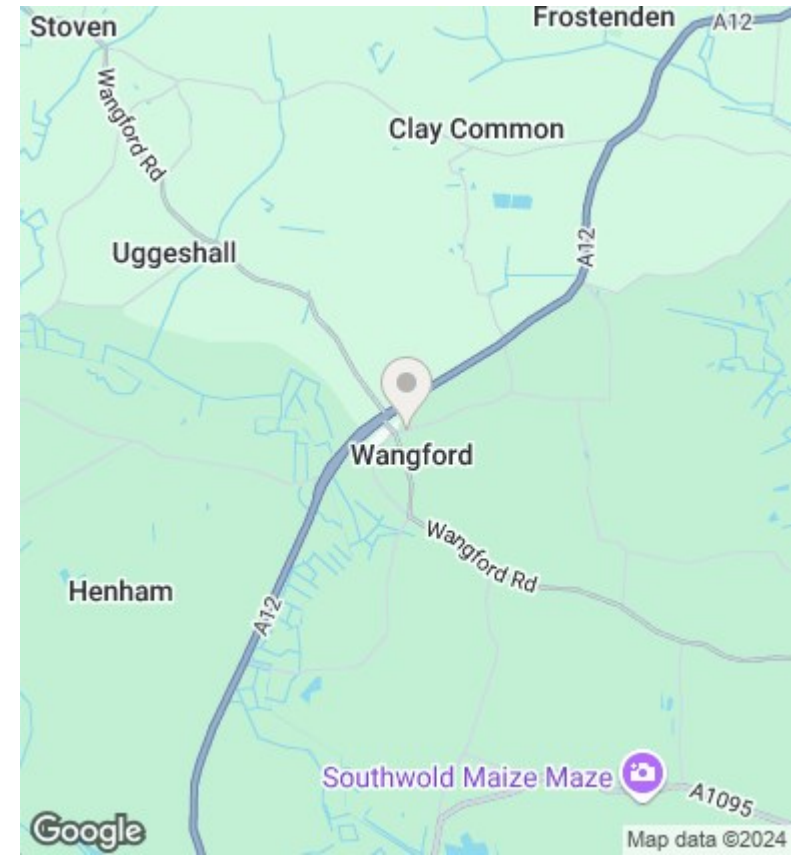
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TOTAL FLOOR AREA: 1035 sq.ft. (96.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

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