



Wangford, Beccles

Guide Price £275,000

- No Onward Chain
- Walking Distance to Village Shops and Pubs
- Off Road Parking
- Detached Cottage
- Three Bedrooms
- Large Garden
- Renovation Required
- Two Reception Rooms
- EPC - G

Norfolk Road, Wangford

Situated in a sought-after village, just a short stroll from the local store and pub, this charming property boasts a prime location on the Heritage Coast, only a ten-minute drive from Southwold.

Wangford is a picturesque village, just three miles from Southwold, offering a popular pub, a community shop, and a fantastic local farm shop selling fresh, locally sourced produce. The village is well-served by regular bus services to Southwold, and by car, it's easily accessible from Lowestoft and the Georgian market towns of Halesworth and Beccles. The latter offers access to the stunning Norfolk Broads. Located on the renowned Heritage Coast, this area is perfect for those who love to explore, with nearby Dunwich, Walberswick, and a wealth of coastal walks. The property is conveniently situated just off the A12, offering excellent road links, and there are train stations at Saxmundham, Halesworth, and Lowestoft for easy travel connections.



Council Tax Band: C



DESCRIPTION

Originally two cottages that have been merged into one, this detached house presents an exciting opportunity for buyers to modernize and tailor the property to their personal preferences. Access is via a private road leading to a five-bar gate at the rear, where parking is available.

The property is set on a generous plot, with a well-maintained garden primarily laid to lawn, extending up to the house. In front, a paved patio area with a brick retaining wall offers a pleasant space for outdoor relaxation, while outbuildings present potential for conversion into additional living space (subject to planning permission). The kitchen features a door that leads to a staircase, with a convenient storage cupboard beneath.

Inside, the front of the property offers a spacious dining room and a sitting room, both of which could be enhanced with feature fireplaces, thanks to the chimney stack positioned between the two. A bathroom is located at the rear of the ground floor.

Upstairs, a sizable landing provides a versatile space that could serve as a study area or even be subdivided to create an additional bedroom. The landing leads to three well-proportioned bedrooms, each offering comfort and ample space.

Offered with vacant possession, the property is ready for its new owners to make it their own.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

We have been advised that the property has the following services. Mains water, electricity and mains drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: enquiries@flickandson.co.uk

Tel: 01502 442889 Ref: 20714/JD.

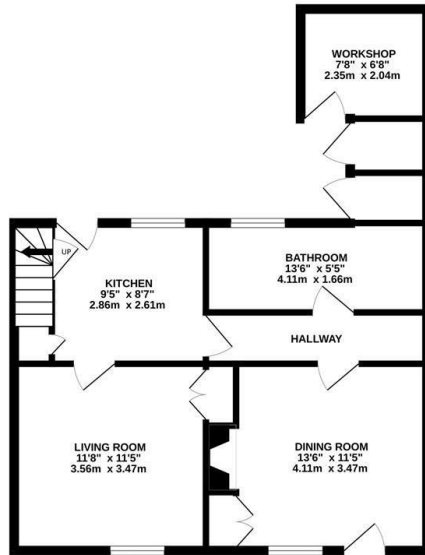
FIXTURES & FITTINGS

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 become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

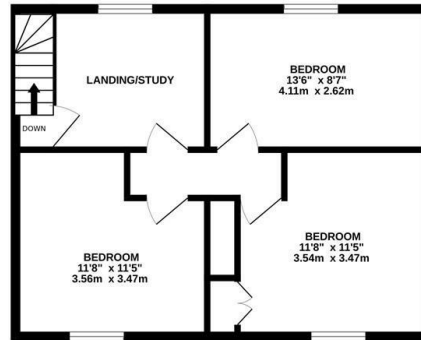




GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.

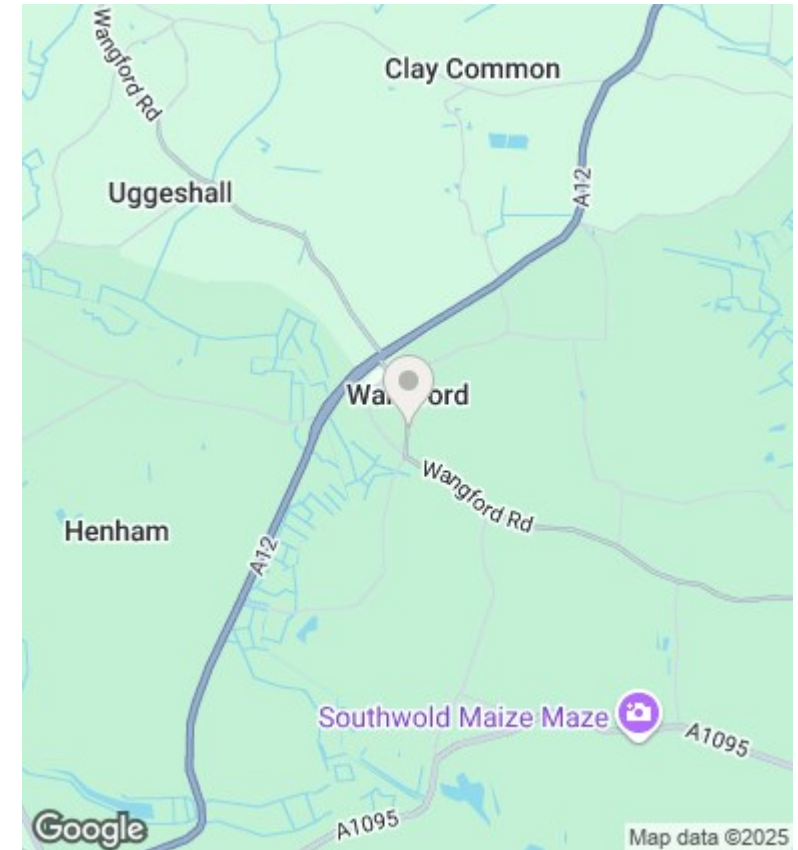


1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.3 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 | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | 8 |
| (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