



St. Helena Cottages | Westleton | Saxmundham | IP17 3ED

Guide Price £450,000

DURRANTS
SINCE 1853

Key features

- Rural Location
- No Onward Chain
- South Facing Garden
- Views of Dunwich Forrest
- Good Size Plot

Description

2 St Helena Cottages is a characterful cottage, occupying a good size plot and scenic rural location.

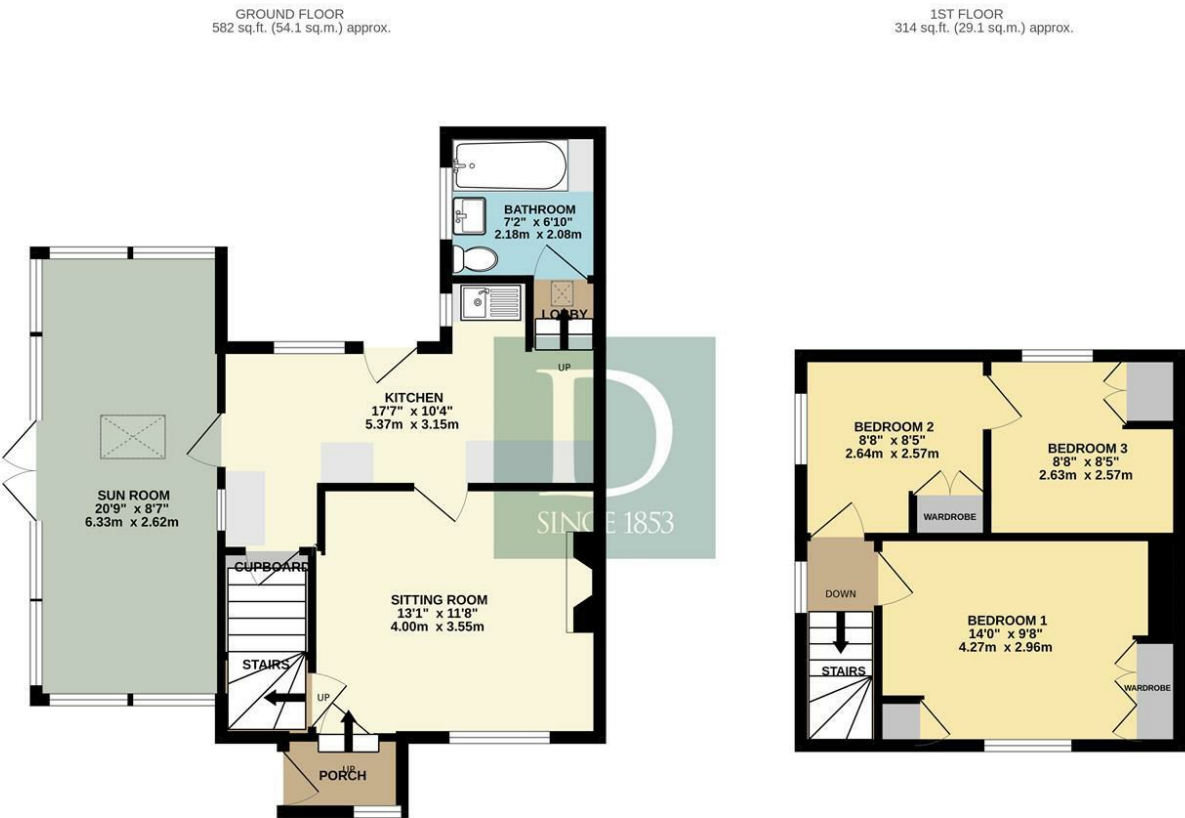
Directions

From Blythburgh take Westleton Rd, turn left at crossroads at bottom of hill, signposted Dunwich. Take the track on the left - no through road sign - opposite a T junction. Property is approx. 400 yards down track, next to one with tall chimneys. Its about 9th or 10th property down the track.





Floor plans



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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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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	



98 High Street
Southwold
Suffolk
IP18 6DP
01502 723292
southwold@durrants.com
<https://durrants.com/>