



20 WANGFORD ROAD
REYDON



20 Wangford Road occupies a delightful tucked-away location, in the popular village of Reydon.

This spacious detached bungalow is situated down a gated private drive edged with established borders and is nicely positioned within its plot.

You enter the property into a small hallway which provides access to the principal rooms of the home. The welcoming light living room offer views to the front garden, fireplace and door to inner hallway. The dual aspect kitchen/ dining room is a bright room and, although in need of updating, offers useful storage and worktop space. Leading on from the kitchen is the brick based Conservatory with patio doors leading to the garden.

terraced area, garage and off road parking.

Situated in the popular village of Reydon which provides a number of shops, public house and medical centre with Southwold offering an abundance of local shops, restaurants and coastal attractions. Reydon is situated three miles from the A12 and therefore offers good transport links by both road and rail with a train station at both Halesworth and Darsham with services to London Liverpool Street Station via Ipswich.

TENURE - FREEHOLD

VIEWING

Strictly by appointment with the agent's Southwold Office.

EPC - D

LOCAL AUTHORITY

East Suffolk Council. Band D

SERVICES

Electric, water and mains drainage connected. Oil fired central heating. (Durrants cannot verify they are in working order.)



The inner hallway provides access to the three bedrooms and family shower room. The main bedroom provides built in wardrobes and a window overlooking the front garden. The two further bedrooms are light and bright with views to the side and rear. The accommodation is completed with a well appointed walk in shower room.

The property additionally benefits from a generous garden which surrounds the property with rear

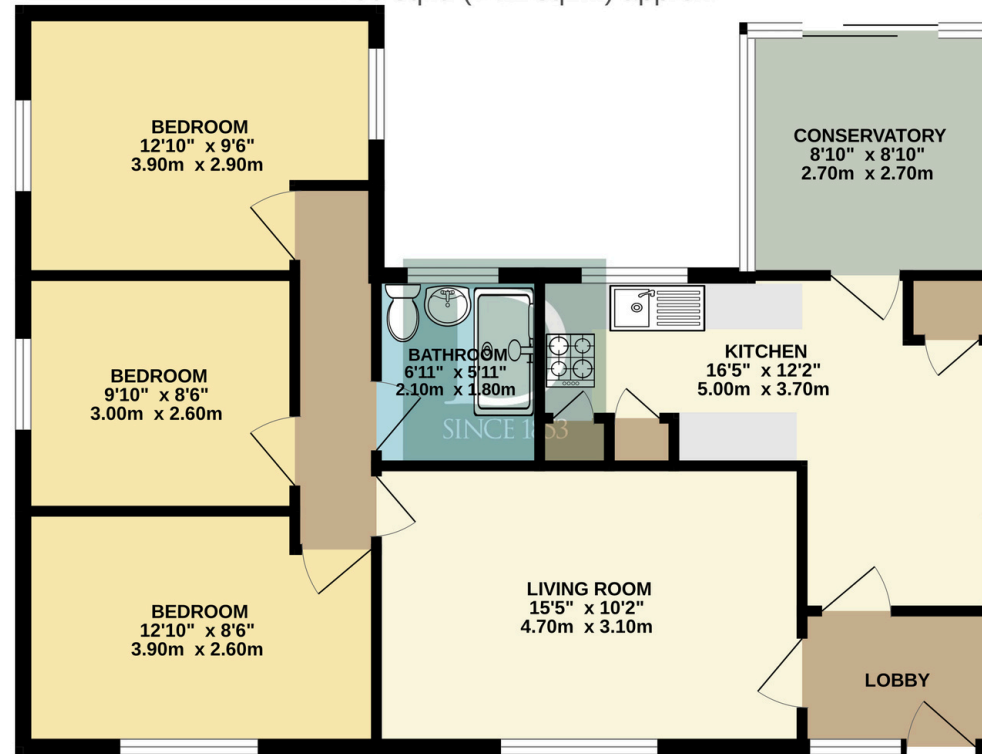




TUCKED AWAY
LOCATION

FLOOR PLAN

GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



HOUSE

TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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