



Churchgate, 6a High Street, Wangford,
Suffolk NR34 8RR



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ESTATE AGENTS



Southwold - 3 miles
Halesworth - 5 miles

Churchgate is a spacious three double bedroom 'cottage style' semi detached house, set in the centre of this village next to the church grounds and a short distance to Southwold and the coast. Offered chain free.

Accommodation comprises briefly:

- Large sitting room with a fireplace housing a wood-burning stove
- Understairs w.c.
- Well fitted kitchen with a dining area
- First floor shower room & en-suite bathroom
- Spacious landing
- Three double bedrooms
- Single garage and parking
- Well planted private rear terraced garden
- Gas central heating
- Pine doors throughout
- Situated in a 'no through road'
- Perfect holiday bolthole or full-time home



The Property

A door opens into the front entrance lobby, where the stairs rise to the first floor and then a door leads into the sitting room, this is a wonderful large room with a window overlooking the street. There are red brick feature walls at either end and a matching fireplace housing a wood burning stove. A door opens to an understairs w.c. with a hand basin. A door to the rear leads to the kitchen, the kitchen has been fitted with a good range of cream wall and base cupboards with solid wood worktops and include a ceramic hob and built-in oven and microwave, dishwasher, fridge and freezer. A door opens into a side garden which also gives access to the rear garden. A brick archway opens into a dining area with a range of cupboards with louvre doors, the gas central heating boiler is housed here also. Off the spacious first floor landing are three double bedrooms, two are particularly spacious and all have built-in wardrobes. The main bedroom has an en-suite bathroom. There is also a shower room. The property has the benefit of gas fired central heating.



Garden

To the front of the property are low railings and to one side, high brick walls about the village churchyard. An archway between the properties gives access to the rear garden, parking and the single garage. Behind the house is a paved terrace with steps leading up to the established garden.

Location

The property is situated in the popular village of Wangford which lies a short distance inland from the Suffolk Heritage Coast, it has two pubs and a village store, church, doctors and veterinary surgery, playing fields, allotments and a busy Community Centre. The village is by-passed by the A12 and located approximately three miles from the ever popular town of Southwold on the coast.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains water, drainage and electricity.

Local Authority

Suffolk Coastal District Council

Tax Band: E

Postcode: NR34 8RR

Agents Note

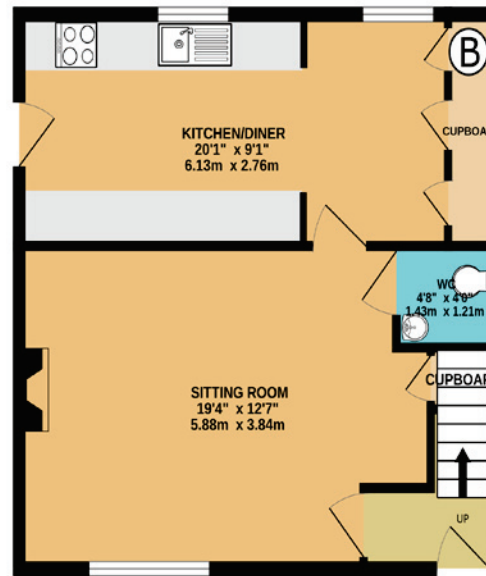
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

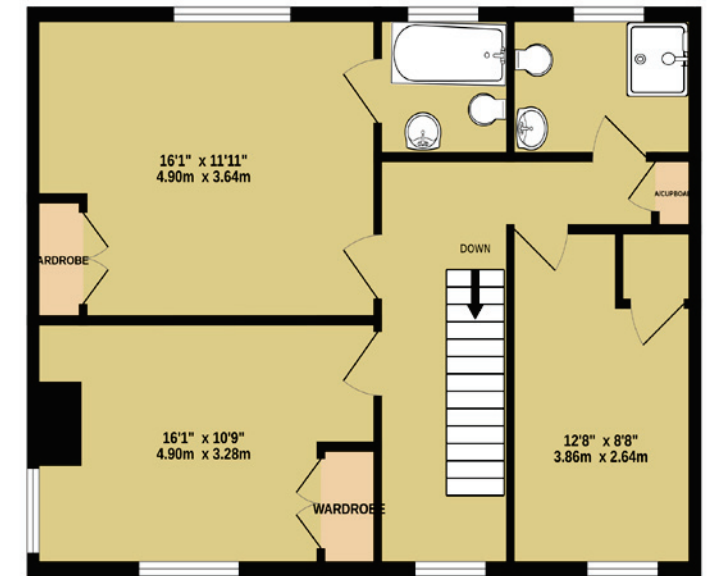
Vacant possession of the freehold will be given on completion.

Guide price: £425,000

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.3 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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