



3 BARNES COTTAGE

SOLTERNY ROAD, WULFINGHAM, ST. MARY, BECCLES, NR34 8DJ

3 Barne Cottage offers a great renovation opportunity, situated in a lovely village location.

The property provides well-proportioned accommodation arranged over two floors, along with both front and rear gardens and external outbuildings.

The ground floor comprises an entrance hall with stairs rising to the first floor. Immediately to your right is a spacious reception room with a feature fireplace. Positioned beyond this to the rear is a countrystyle kitchen with access into the rear conservatory. The conservatory has direct access into the rear garden, a flexible living space and great for alfresco dining.

property is ideally located with excellent access to both Southwold and Beccles, making it perfect for those who enjoy both country living and access to the coast and nearby towns. The surrounding countryside offers an abundance of scenic walking routes, ideal for outdoor enthusiasts.

VIEWING

Strictly by appointment with the agent's Southwold Office.

TENURE

Freehold

SERVICES

Mains drainage and electric. Wood burner & back burner. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

East Suffolk Council. Band A



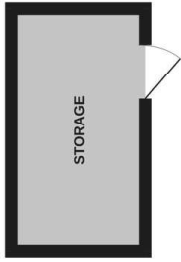


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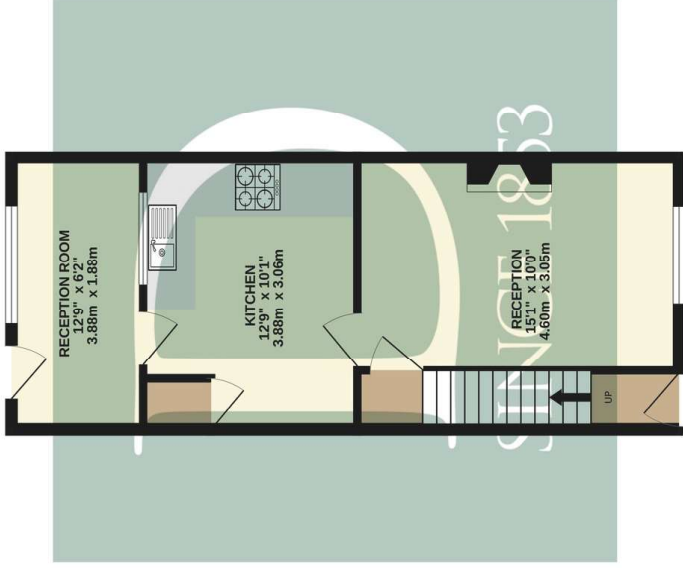


FLOOR PLAN

BASEMENT
72 sq.ft. (6.7 sq.m) approx.



GROUND FLOOR
304 sq.ft. (28.0 sq.m) approx.



1ST FLOOR
308 sq.ft. (28.5 sq.m) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 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 information purposes only and should not be used as such by any prospective purchaser. The accuracy of the measurements and dimensions has not been tested and no guarantee is given as to their operability or efficiency can be given.

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CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : southwold@durrants.com

