



JENNIE JONES

EST. 1992

ESTATE AGENTS

HIGH STREET

Wangford | Suffolk

Offers Over **£190,000**

55 HIGH STREET, WANGFORD NR34 8RL

Southwold – approx. 3 miles
Reydon – approx. 2.5 miles
Halesworth – approx. 7 miles

- Entrance Hall ● Bathroom ● Bedroom One ●
- Landing ● Bedroom Two ● Cloakroom ●
- Sitting Room / Dining Room ● Kitchen ●
- Private Courtyard Garden ● Garage ●

The Property

55 High Street is a well-presented two bedroom home set within the centre of the highly regarded village of Wangford. Arranged over two floors, the accommodation begins with an entrance hall on the ground floor giving access to a double bedroom and a spacious bathroom.

Stairs rise to the first-floor landing, where there is a second bedroom, cloakroom, a generous sitting/dining room with dual aspect windows, and a kitchen / breakfast room fitted with a range of units and ample worktop space.

Outside, the property enjoys a private rear courtyard garden, ideal for low-maintenance outdoor seating, together with the rarely available advantage of a garage in a nearby block. Offered in good order throughout, this is an excellent opportunity for those seeking a coastal base, first home, downsize or investment!

The Location

Wangford is a charming and well-served Suffolk village just a short drive from the renowned coastal town of Southwold. The village benefits from a thriving community, village shop, popular pub (The Angel Inn), bus services and easy access to the A12 for journeys north towards Lowestoft and south towards Woodbridge and Ipswich.

The countryside surrounding Wangford offers numerous

A bright two bedroom home with courtyard and garage close to the coast.



walks, cycle routes and nature reserves, while the Heritage Coast provides beaches, sailing, golf and a rich cultural scene. Southwold's famous pier, sandy beach and independent shops are all within easy reach, making Wangford an excellent location for full-time living or weekend escapes.

Services

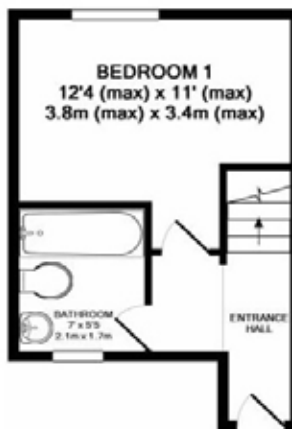
Mains Gas, mains electricity, mains water, mains drainage.
Gas heating via Radiators.
Double glazing throughout.

Local Authority and Council Tax Band

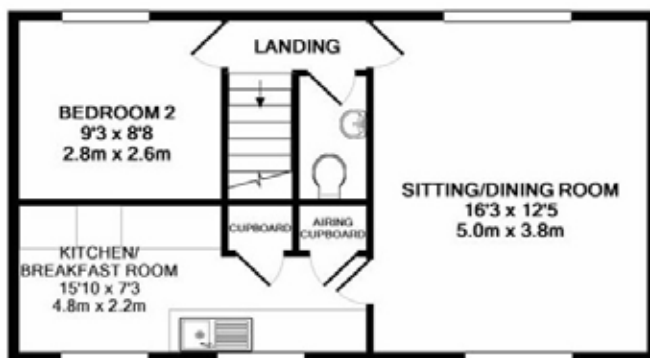
East Suffolk
Council Tax Band: A

EPC Rating: D





GROUND FLOOR
APPROX. FLOOR
AREA 205 SQ.FT.
(19.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 441 SQ.FT.
(41.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 SQ.M.)



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