



9, OLD FRIORY GARDENS WANGFORD, SUFFOLK, NR34 8RH



## 9 Old Priory Gardens is a lovely low maintenance home, situated in the popular village of Wangford.

This attractive end of terrace house is situated in a small cul-de-sac near the centre of the village. The property has been very well maintained and is in good order throughout and would be ideally suited to either permanent or holiday occupation.

You enter the property into a useful hallway, which provides access to the kitchen and sitting room. Positioned to the front is a modern kitchen, with space for white goods and cooker. Situated to the rear of the home is a spacious sitting/dining room with double doors leading into the rear garden, ideal to enjoy the summer months and perfect for alfresco dining.

Stairs rise from the living room to the first floor leading to two bedrooms, the principal double bedroom with built in storage, overlooks the rear garden and the second single bedroom is situated to the front of the home. The accommodation is completed with a family bathroom.

Outside of the property, to the rear, is a good sized rear garden. The garden is mostly laid to lawn and a

lovely sun trap to enjoy in summer months. Parking is at the front of the property.

### TENURE

Freehold

### LOCAL AUTHORITY

East Suffolk Council. Band B

### EPC-

C

### VIEWING

Strictly by appointment with the agent's Southwold Office.

### SERVICES

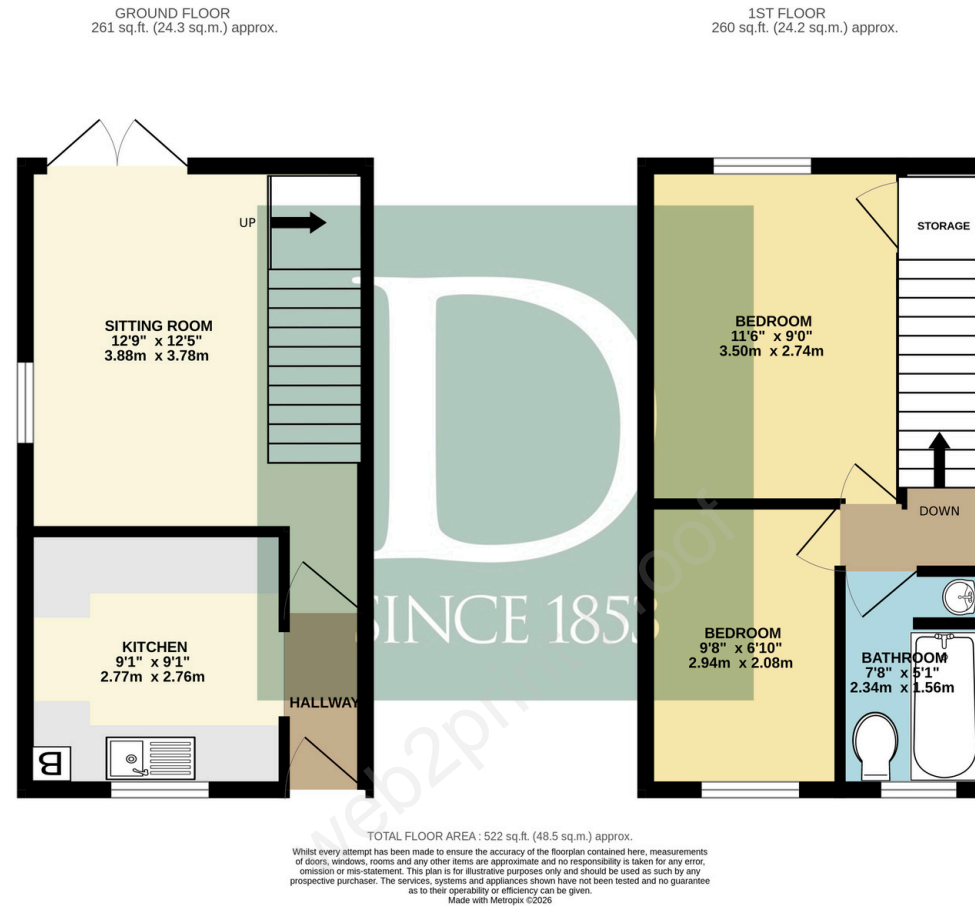
Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)





NO ONWARD  
CHAIN

## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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

Tel : **01502 723292**  
Email : **southwold@durrants.com**