



3 HIGH STREET
WANGFORD, BECCLES, NR34 8RL



3 High Street is a charming and characterful cottage nestled in the heart of the sought-after coastal village of Wangford.



The home offers an abundance of history and has stood in the village for over 200 years.

Entering from the High Street, you'll find yourself in a delightful sitting room, featuring a beautiful large fireplace as its focal point, a great entertainment space for all to enjoy. To the rear of the cottage, the kitchen/breakfast room offers a good range of fitted units and opens out through French doors to a private, enclosed garden — ideal for alfresco dining.

Stairs from the kitchen lead to the first floor. The principal bedroom is situated to the left and offers a grand space built-in storage and lovely exposed beams. The second, smaller bedroom offers a flexible space — ideal as a home office, guest room, or additional storage. A family bathroom completes the upstairs accommodation.

TENURE

Freehold

EPC- F

LOCAL AUTHORITY

East Suffolk Council. Band B

SERVICES

Electric central heating, mains water and drainage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

VIEWINGS

Strictly by appointment with the agent's Southwold Office.
Telephone: 01502 723292 Email: southwold@durrants.com



2



1



F

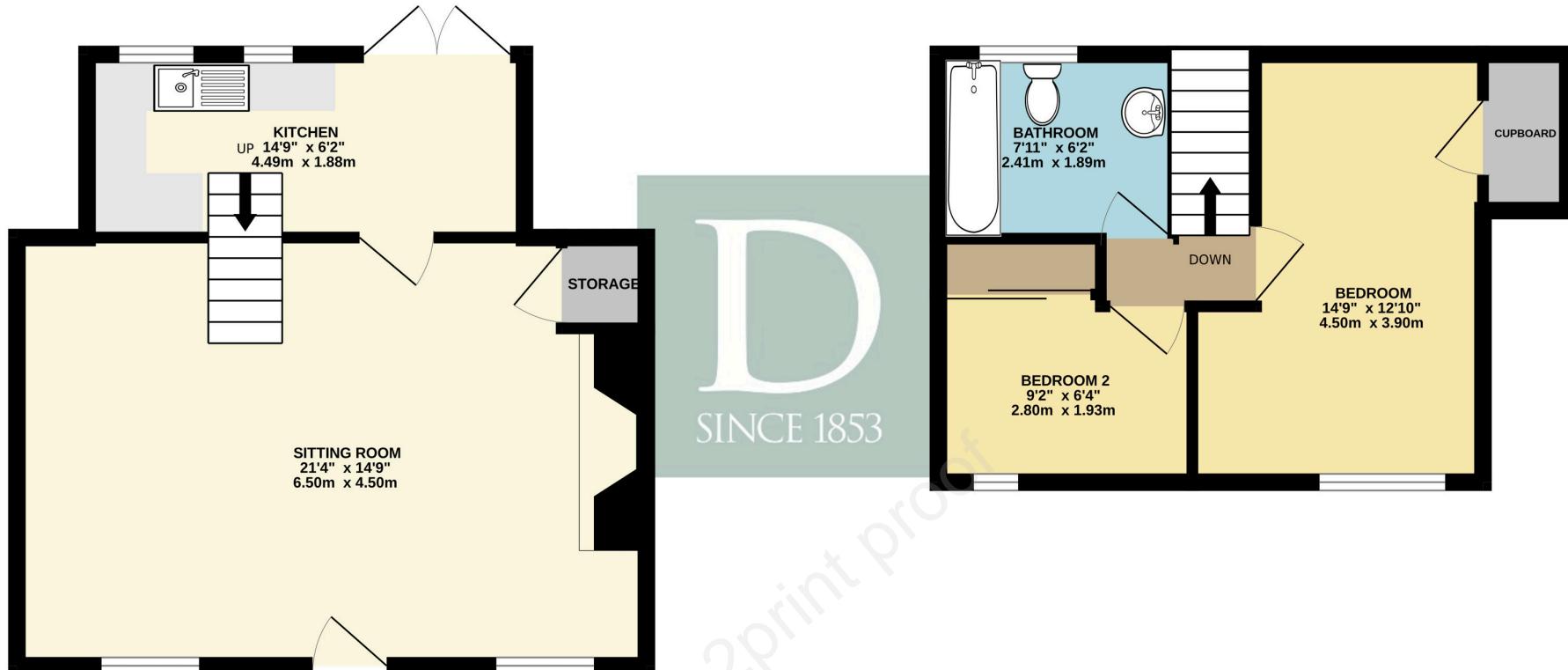


1





NO ONWARD
CHAIN



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