



Wangford, Beccles

Guide Price £250,000

- No Onward Chain
- Block Paved Courtyard
- Wood Burner
- £260,000-£280,000 Guide Price
- Three Bedrooms
- Walking Distance to Village Shop & Pub
- Successful Holiday Let
- Sought After Coastal Village
- EPC - E

Norfolk Road, Wangford

A charming three bedroom detached cottage situated in the sought after village of Wangford, just a ten minute drive from Southwold. Wangford is a picturesque village, just three miles from Southwold, offering a popular pub, a community shop, and a fantastic local farm shop selling fresh, locally sourced produce. The village is well-served by regular bus services to Southwold, and by car, it's easily accessible from Lowestoft and the Georgian market towns of Halesworth and Beccles. The latter offers access to the stunning Norfolk Broads. Located on the renowned Heritage Coast, this area is perfect for those who love to explore, with nearby Dunwich, Walberswick, and a wealth of coastal walks. The property is conveniently situated just off the A12, offering excellent road links, and there are train stations at Saxmundham, Halesworth, and Lowestoft for easy travel connections.



Council Tax Band: B



DESCRIPTION

A charming detached cottage with a combination colour washed brick elevation below pan tiled covered roof with modern extension situated within this well served and sought after village just three miles from the renowned seaside town of Southwold, a perfect location for exploring all that the Suffolk Heritage Coast has to offer.

The cottage is approached a small block paved courtyard with storm porch and entrance hall with a combination of wood floors and wall panelling opening the ground floor bedroom, a luxurious bathroom. An and open plan living room and kitchen which boast an attractive brick fireplace with mini wood burning stove. The Kitchen area is stylishly fitted ample storage, high breakfast/dining bar, integrated appliances and butler sink. The staircase rises the mezzanine floor above, opening to a beautiful bedroom with exposed brick chimney breast and vaulted ceiling. A door connect to a further bedroom which could easily be utilised as a dressing room of study to complete the principal bedroom.

The property is currently utilised as a successful holiday let. However, this charming cottage would be equally suited as a cosy bolt hole or first time purchase.

TENURE

Freehold.

OUTGOINGS

Council Tax Band Currently B.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

Email: southwold@flickandson.co.uk

Tel: 01502 722253 Ref: 20879/RDB.

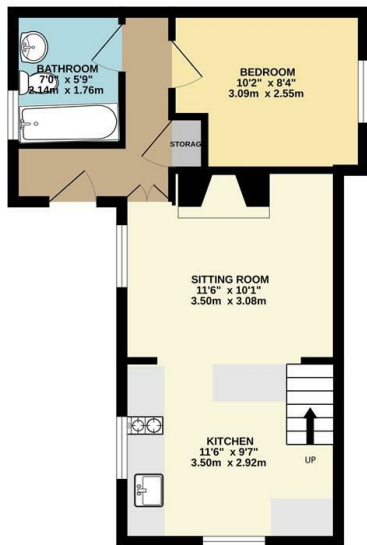
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

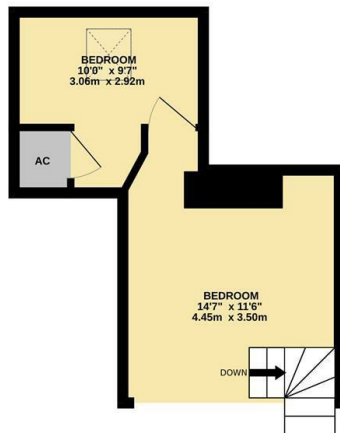




GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

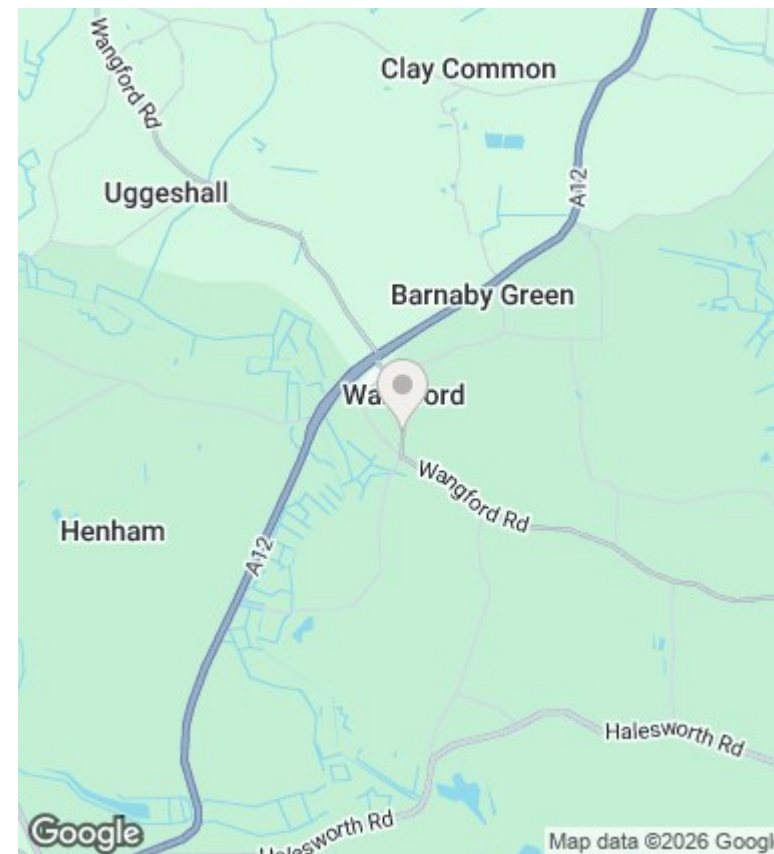


1ST FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA: 601 sq.ft. (55.9 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 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com