



## Wangford, Suffolk

Guide Price £275,000

- No Onward Chain
- Village Centre location
- First Floor Bathroom
- Detached Cottage
- Two Bedrooms
- Gas Central Heating & Double Glazing
- Conservation Area
- Kitchen with Breakfast Bar
- EPC - E

# High Street, Wangford

Cosy detached cottage in the heart of the popular and well served village of Wangford. Situated approximately three miles from the renowned coastal town of Southwold, forming part of the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, the village is well served by; two public houses, general store, doctors surgery, vets, tennis courts, farm shop, allotments, village church and the Wangford community centre. Wangford is also on the doorstep of the Henham Estate, known for hosting the Latitude Festival.



Council Tax Band:



## DESCRIPTION

This charming, detached cottage is nestled in the heart of a conservation area, right in the village centre. Offering a cosy, welcoming atmosphere, the home features a fitted kitchen perfect for preparing meals, and a comfortable sitting room ideal for relaxing. The cottage boasts two first-floor bedrooms, each with a tranquil view, and a well-appointed bathroom. From the property, enjoy lovely views of the picturesque cottage-lined High Street and the village church. Just 3 miles from Southwold and the stunning East Suffolk Heritage Coast, this quaint home offers the perfect retreat in a peaceful, historic setting.

## ACCOMMODATION

### ENTRANCE LOBBY

Tiled floor

### KITCHEN

Fitted with a range of base and wall cupboards, work surfaces and breakfast bar, tiled surrounds and single drainer sink unit. Fitted electric oven and hob. Windows to front and side elevations.

### SITTING ROOM

Windows over looking the High Street. Staircase to the first floor.

### FIRST FLOOR

### LANDING

### BEDROOM

Windows overlooking the Churchyard and High Street.

### BEDROOM

Windows to front and side elevations.

### BATHROOM

White suite with panel bath and shower over, hand basin and WC. Window to front elevation.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently deleted.

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queens Street, IP18 6EQ for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk). Ref. 20725/RDB.

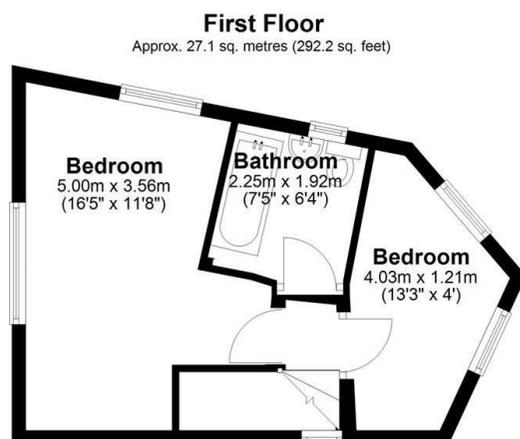
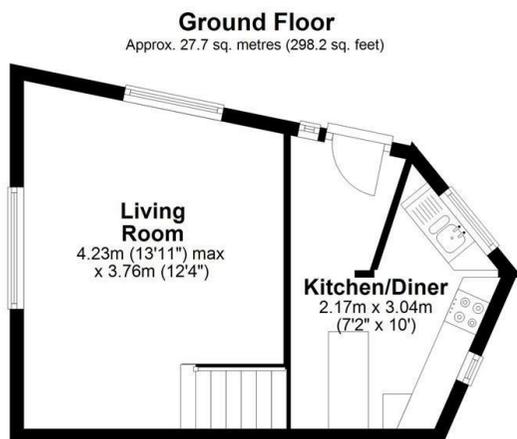
## FIXTURES & FITTINGS

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.







Total area: approx. 54.9 sq. metres (590.4 sq. feet)



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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](http://www.epcregister.com)