



High Street, Wangford, Beccles

£925 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Semi Detached Home
- ✓ Close to Amenities & Coast
- ✓ Fitted Kitchen
- ✓ Two Generous Reception Rooms
- ✓ Three Bedrooms
- ✓ Enclosed Garden with Shed
- ✓ Off Road Parking
- ✓ Gas Central Heating

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Located centrally within the popular village of Wangford within EASY REACH of the SUFFOLK HERITAGE COAST you will find this WELL PRESENTED semi-detached home. Once inside you will find a SPACIOUS ENTRANCE HALL which leads to a MODERN KITCHEN with integrated hob and oven, sitting room with FRENCH DOORS leading onto an ENCLOSED GARDEN, as well as an additional RECEPTION ROOM off the sitting room. On the first floor you will find a FAMILY BATHROOM and THREE BEDROOMS. Outside offers an enclosed GARDEN with lawned and patio areas with gated access to TANDEM PARKING spaces to the rear suitable for two vehicles off road.

LOCATION

The delightful village of Wangford is serviced by a range of local amenities including the Wangford Surgery with Dispensary which is just a 5 minute walk from this property, vets and a farm shop with a wide range of home grown produce, pet food, dairy coal and more. A range of bus routes pass through Wangford leading to both Lowestoft and Southwold where a further range of amenities can be found. Reydon Wood and the Henham reed beds provide a delightful setting for a walk and you can reach Southwold in just under an hour following the roads or by heading alongside the River Blyth.

DIRECTIONS

You may wish to use your Sat-Nav (NR34 8RL)...turn off the A12 sign posted Wangford - you are now on Norfolk Road. Turn right onto High Street where the property can be found on the right hand side, indicated by our 'For Let' board.

The property is approached via a front lawned garden and hard standing pathway leading to the main property.

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, telephone point, stairs to first floor landing, doors to:

KITCHEN

12' 4" x 7' 4" (3.76m x 2.24m) Fitted range of wall and base level units with solid wood work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer spray tap, tiled splash backs, inset gas hob, built-in electric oven and extractor fan over, space for fridge freezer, space for dishwasher, space for washing machine, wood effect flooring, radiator, uPVC double glazed window to front, wall mounted gas fired central heating boiler.

SITTING ROOM

13' 5" x 11' 6" (4.09m x 3.51m) Fitted carpet, radiator, uPVC double glazed French doors to rear, television point, built-in storage cupboard, coved ceiling, door to:

SNUG/RECEPTION

16' 11" x 8' 7" (5.16m x 2.62m) Fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, television and telephone points, steps leading up to sitting room, smooth coved ceiling with loft access hatch.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in airing cupboard, doors to:

DOUBLE BEDROOM

13' 5" x 8' 9" (4.09m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to rear.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin with storage cupboard under panelled bath with thermostatically controlled shower, tiled walls, shaver point, wall mounted vanity mirror, extractor fan, vinyl flooring, radiator.

BEDROOM

9' 2" x 6' 6" (2.79m x 1.98m) Fitted carpet, radiator, uPVC obscure double glazed window to front, television point.

BEDROOM

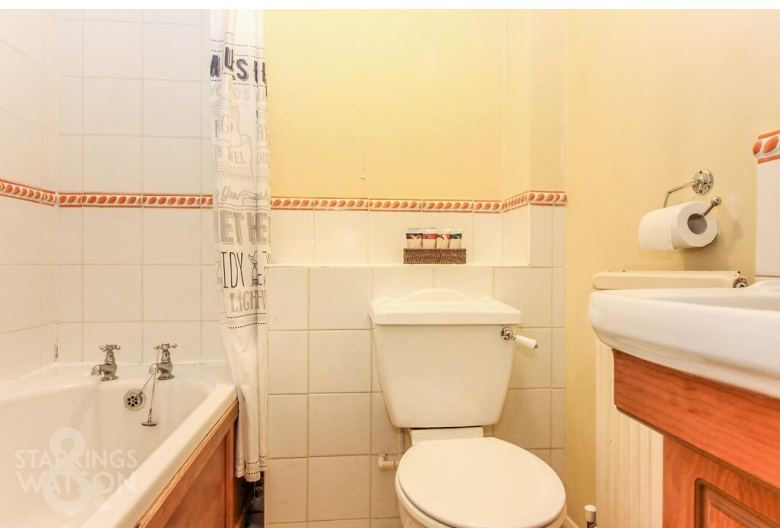
6' 7" x 5' 11" (2.01m x 1.8m) Fitted carpet, radiator, uPVC double glazed window to front.

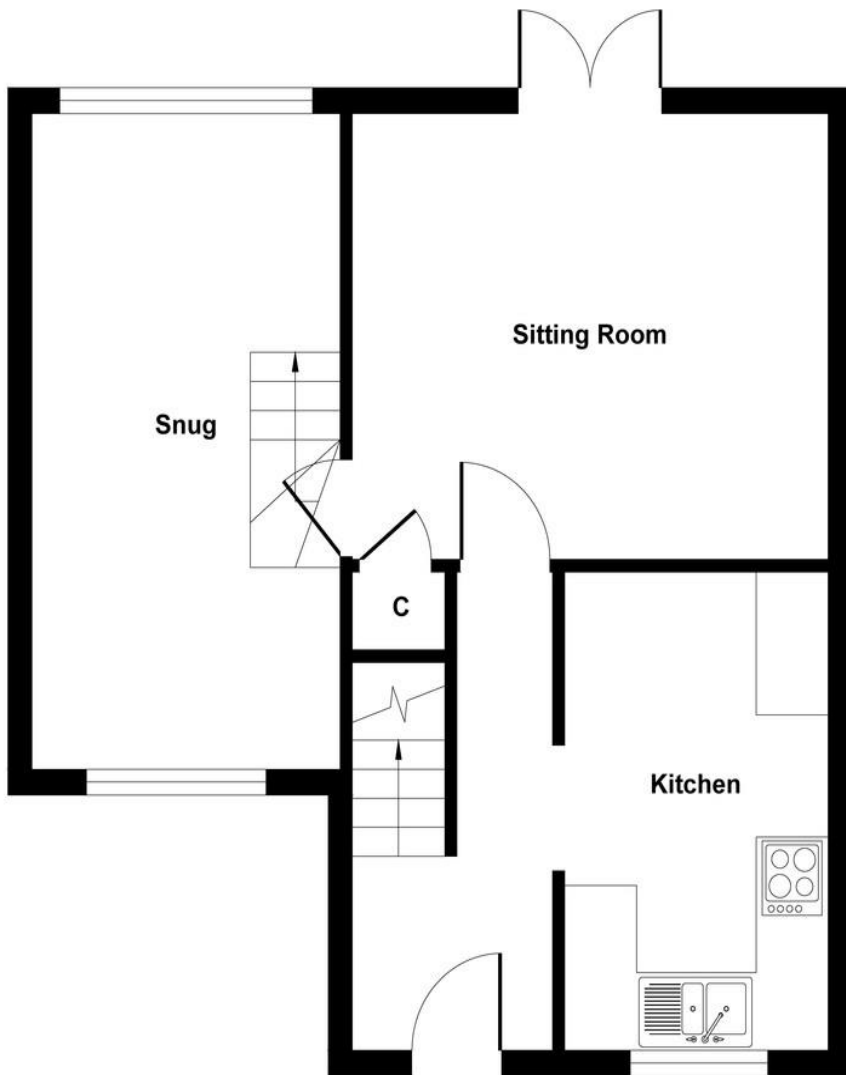
OUTSIDE

To the rear of the property you will find an enclosed garden offering a hard standing patio and lawned area, with mature flower and shrub borders and gated access to a parking area for two vehicles.

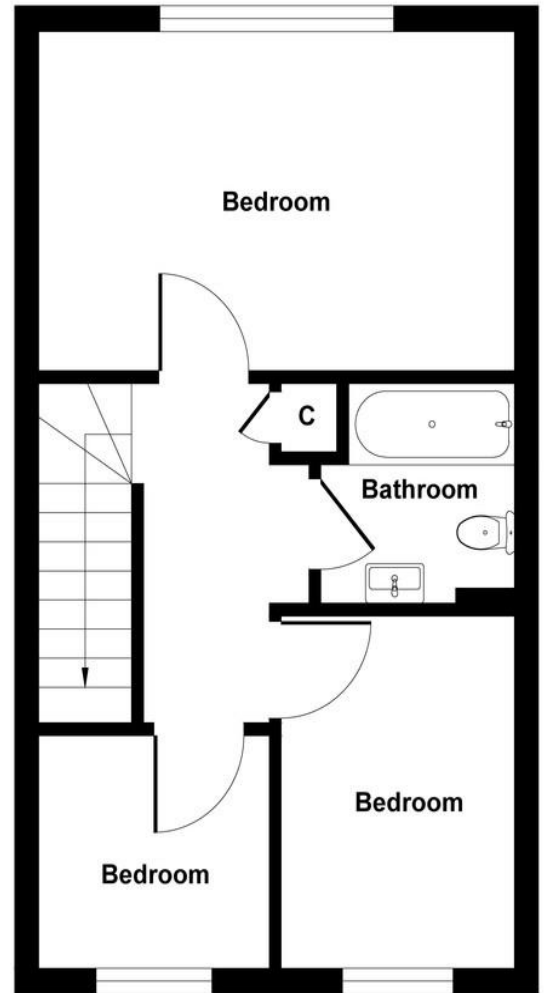
ALLOCATED PARKING

A tandem parking space can be found to the rear of the property accessed via Old Priory Gardens with gated access to the rear garden.





Ground Floor
 Approximate Floor Area
 471 sq. ft
 (43.75 sq. m)



First Floor
 Approximate Floor Area
 320 sq. ft
 (29.72 sq. m)

Approx. Gross Internal Floor Area 791 sq. ft / 73.47 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Centralised Hub:

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