



WIMPLES EAST
BLACKHEATH, WENHASTON, IP19 9EZ



A three bedroom semi detached house with beautiful quaint garden and off road parking. Offered chain free and perfect for those wanting a property on one level in a desirable village near to the Suffolk Heritage Coast.

Stepping through the rear utility hall, which boasts storage cupboards, you are then welcomed into the kitchen/ breakfast room, which is a spacious room with a range of base and wall units, overlooking the rear aspect. From here you will find the downstairs bathroom, boasting a bath, shower over, toilet and basin. The sitting room is a generous size, with stairs up to the first floor and a cosy wood burning stove. Three bedrooms can all be found off the landing, in addition to the attic room, which has potential to convert (stp).

Outside, there is off road parking available in front of the property. The garden is a beautiful area, with a patio area, lawn, flower beds and a range of well matured plants and trees.

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of electric storage heaters. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Band D

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

Tenure – Freehold

VENDORS NOTES – DAMP WORKS REQUIRED AT THE REAR OF THE PROPERTY AND SOME MODERNISATION, WHICH HAS BEEN REFLECTED IN THE PRICE OF THE PROPERTY.



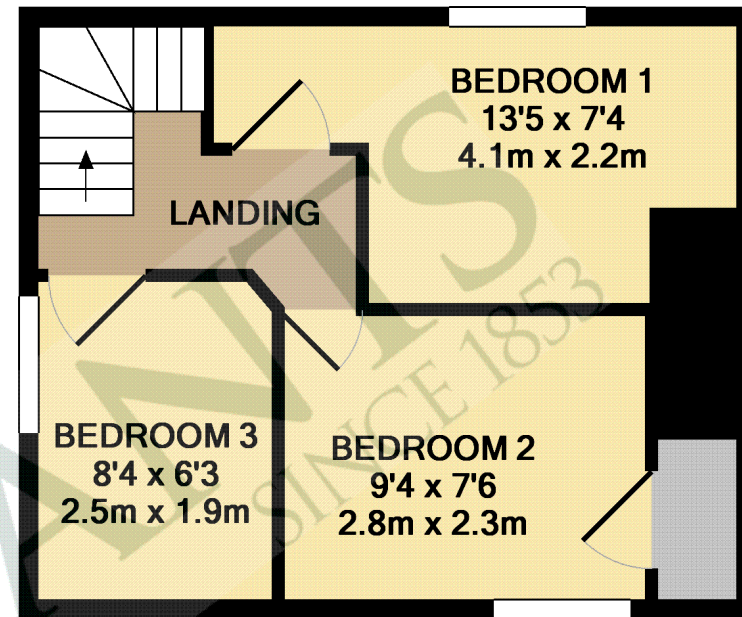
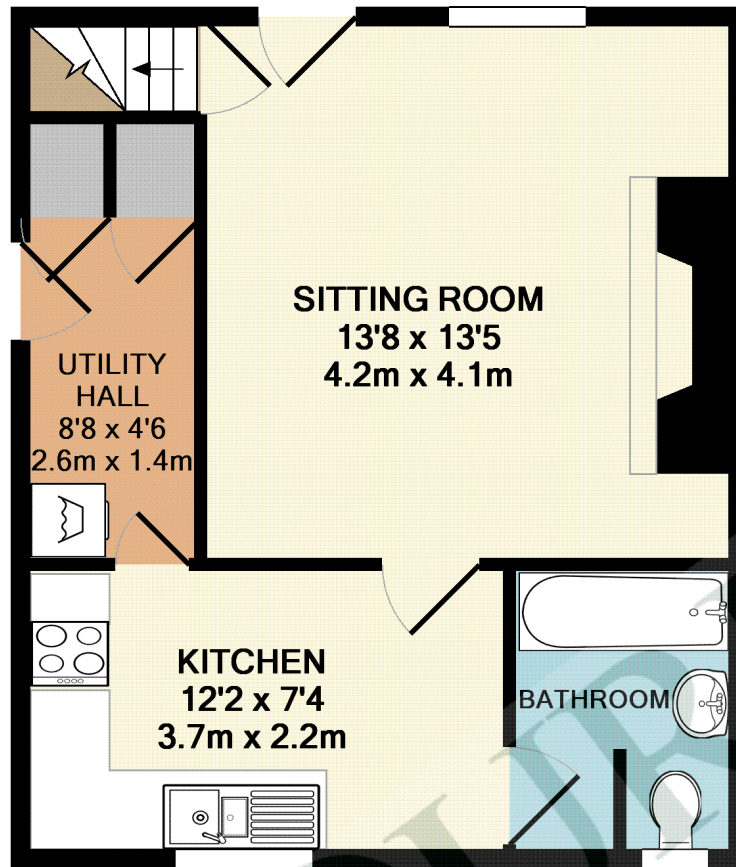
2

3

1



FLOOR PLAN



1ST FLOOR
APPROX. FLOOR
AREA 252 SQ.FT.
(23.4 SQ.M.)

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