



15

15 OLD PRIORY GARDENS

WANGFORD, NR34 8RH



A well presented two semi-detached bungalow situated in the popular village of Wangford

15 Old Priory Gardens has been well maintained, offering flexible accommodation and no onward chan.

You enter the property into a convenient entrance hall, providing access to all main accommodation of the home. To the front of the property are two nice sized bedroom, principle bedroom with built in storage space. Situated to the rear of the property is a generously sized and open plan sitting room/diner with double doors onto the rear garden. This reception room is flooded with light and is a great entertainment space to enjoy with friends and family in all seasons. Located on from this is a country style kitchen with views over the rear garden. The accommodation is completed with a large family shower room.

The property additionally benefits from off road parking & garage and good sized front and rear gardens.

Situated in a cul-de-sac location in the popular village of Wangford the property benefits from good road links via the A12. Wangford offers a number of amenities such as a

public house, village shop farm shop and two veterinary clinics. Situated less than 4 miles from Southwold, the village is also an ideal base for exploring the iconic coastline.

VIEWING

Strictly by appointment with the agent's Southwold Office.

TENURE

Freehold

SERVICES

Mains are connected. (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 - B

EPC- D

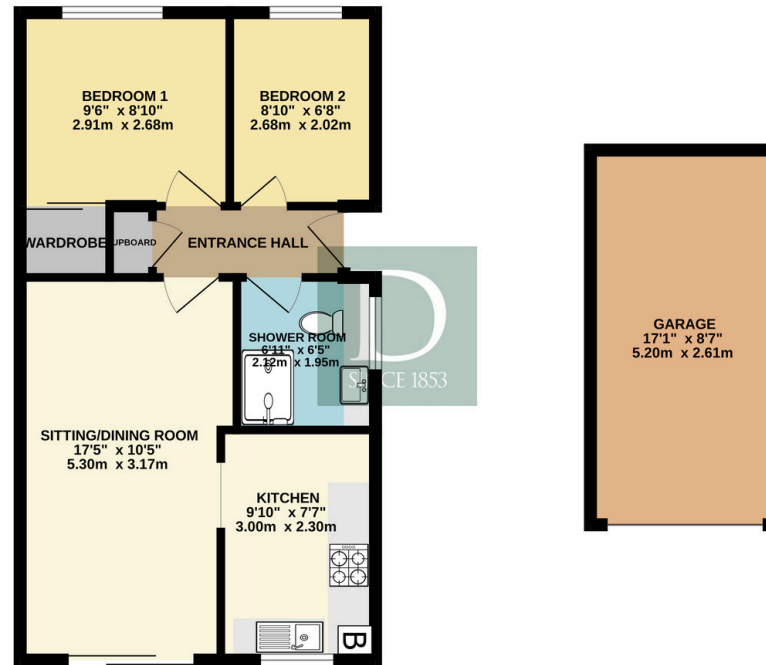




NO ONWARD
CHAIN

FLOOR PLAN

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA - 618 sq ft. (57.4 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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