



PARSLEY  
50 HIGH STREET, WRENTHAM



A charming Grade II listed character cottage with period features, generous garden and off road parking situated in the popular village of Wrentham.

**You are welcomed into a cosy sitting room with beams and feature fireplace. This room provides access to the stairs to the first floor and also leads through to the kitchen. The kitchen boasts country style units and provides space for a dining table. To the rear is a hallway with an external door. The ground floor accommodation is completed with a family bathroom.**

Wrentham is located with good road links along the A12 and less than 5 miles from the coastal hotspot of Southwold. The village offers a number of shops, a doctor's surgery and public houses.

**TENURE - FREEHOLD**

**EPC RATING: E**

**SERVICES**

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

**VIEWING**

Strictly by appointment with the agent's Southwold Office.

**LOCAL AUTHORITY**

East Suffolk Council. Council Tax Band - A

**DURRANTS BUILDING CONSULTANCY**

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management



Stairs rise to the first floor where there is a spacious double bedroom to the front with the second bedroom situated to the rear. There is an airing cupboard on the landing which houses the immersion heater and the accommodation is completed with a contemporary shower room.

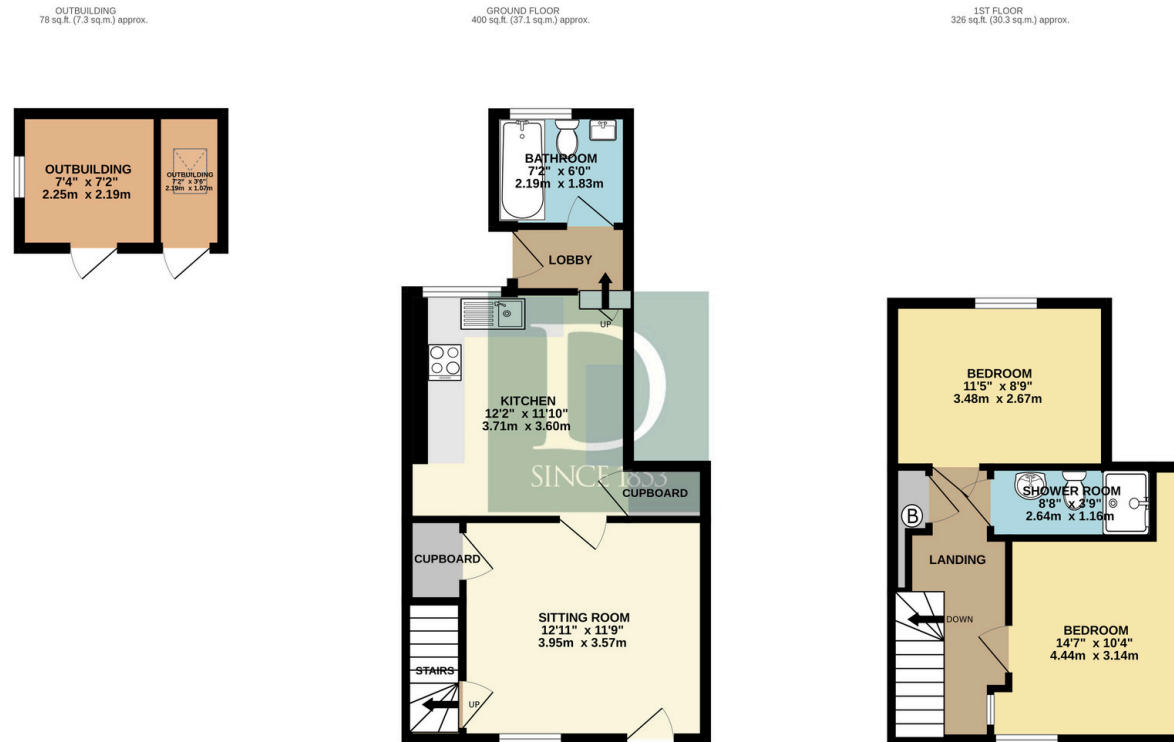
Outside there is a patio ideal for alfresco dining. Through a small gate is the remainder of the garden, which is laid to lawn, and a summerhouse with lights and power. Beyond the garden is the parking space. A particular feature of the property is a brick built outbuilding which is split into two sections. The property is set back from the A12 by a small front garden.





CHARMING  
CHARACTER  
COTTAGE

## FLOOR PLAN



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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### CONTACT US

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