



18 NORFOLK ROAD
WANGFORD



This detached Victorian property with off road parking and enclosed rear garden is situated in the popular village of Wangford.

You are welcomed into the property through a paved front garden, directly into the first of two reception rooms with built in storage cupboard and fireplace. A central hallway provides access to the bathroom and the kitchen. The kitchen which offers a built in pantry, provides access to the rear garden and into the second reception room which has a fireplace and window to the front, Stairs from the kitchen lead to the first floor where there is a generous landing and three good sized bedrooms.

The property would benefit from updating, providing an opportunity to make the property yours.

Outside the garden is mostly laid to lawn. There are several outbuildings which could also have additional uses, subject to necessary survey and planning. There is off road parking accessed via a right of way.

Wangford is a popular village with a thriving community and useful amenities such as a village shop, farm shop and public house. Well

connected via the A12 the village is also only approximately 3 miles from the seaside town of Southwold.

TENURE

Freehold

LOCAL AUTHORITY

East Suffolk Council – Band C

EPC - G

SERVICES

Electric, Water and Drainage 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. Telephone: 01 502 723292 Email: southwold@durrants.com

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 – please contact the team directly on 01379 646603.



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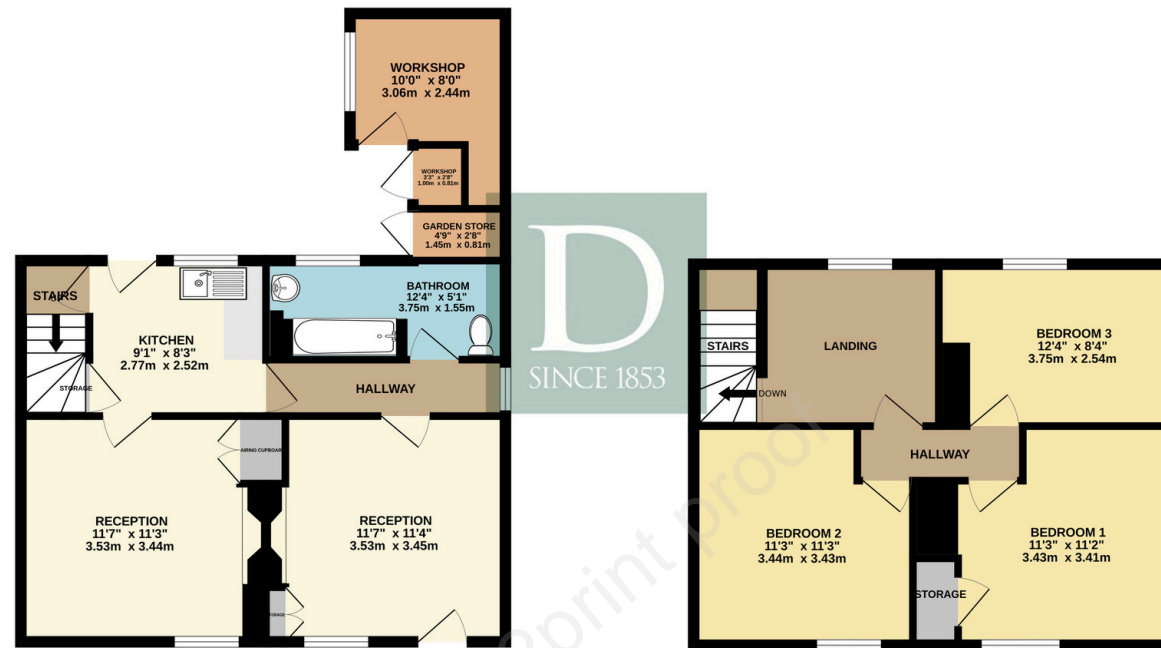


VILLAGE
LOCATION

FLOOR PLAN

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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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