





14 Southwold Road is an extremely- well presented cottage, situated in the lovely village of Wrentham.

This quaint property has been lovingly maintained by the current owners and provides flexible living and has a very homely feel.

You enter the property via the convenient side access, which leads into the hallway; providing access to all main living areas of the home. Situated to the front of the property is the cosy sitting room with fireplace creating a snug cottage feel. Leading on from the Sitting room is the family shower room and Kitchen which looks over the rear courtyard garden.

Stairs to the first floor landing lead to two double bedrooms, principal bedroom with fireplace and both featuring exposed beams, the perfect space to wind down for the evening.

The property additionally benefits from front and side courtyard garden, ideal for alfresco dining and rear brick-built outbuilding.

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- E

SERVICES

Electric heating, mains drainage and water 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

AGENTS NOTES

The neighbours have a right of way at the rear of the property.

















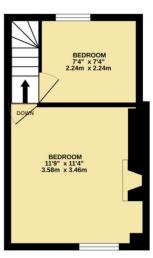






LOVELY VILLAGE Location





TOTAL FLOOR AREA: 475 s.q.ft. (44.1 s.g.m.) approx.

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IMPORTANT NOTICE

Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

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