



14 SOUTHWOLD ROAD

WRENTHAM, NR34 7JF



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.

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.

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





LOVELY
VILLAGE
LOCATION

FLOOR PLAN

GROUND FLOOR
272 sq.ft. (25.3 sq.m.) approx.

1ST FLOOR
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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