



WOODLAND EAST
FROSTENBEN



Exciting opportunity to renovate a delightful single storey timber framed cottage located close to Southwold.

Woodlands East is approached via a part shared driveway with Woodland West which gives access to a driveway leading to a detached garage. Renovation work to the property has been started with attention given to retaining as many original features as possible but there is currently no working kitchen or bathroom.

The exciting blank canvas gives buyers flexibility to configure the property to their exact specification. Outside, the rear garden is generously sized, mostly laid to lawn, with a gravel area abutting the property which provides a lovely space for outside seating. A covered well is shared with the neighbouring property in an addition to a store cupboard which sits between the two properties.

TENURE

Freehold.

SERVICES

Mains electricity is connected. Water is via a private supply and drainage is to a private treatment plant. (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 Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Band - B

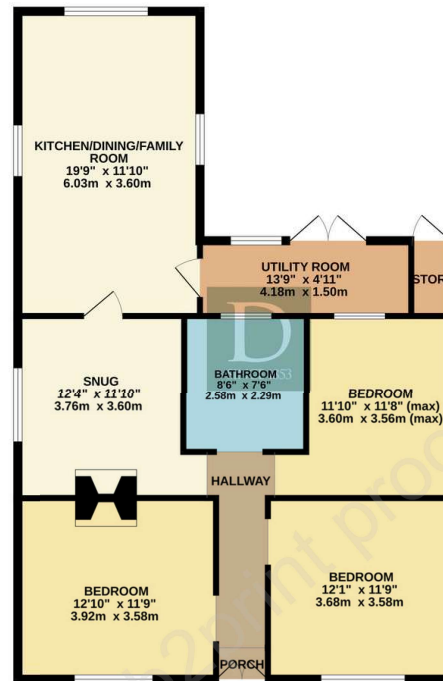




FANTASTIC
RENOVATION
OPPORTUNITY

FLOOR PLAN

GROUND FLOOR
969 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, doors 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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