



56 SOUTHWOLD ROAD  
WRENTHAM



56 Southwold Road is a good size detached bungalow, occupying a great location within a very large plot.

**The property is offered with no onward chain and provides flexible living.**

You enter the property into a useful hallway, leading to all main aspects of the home. As you enter to the right hand side of the property is the second bedroom and the principle bedroom is located beyond this, with views towards the rear garden. Both bedrooms are good size double rooms.

Situated to the left hand side of the property a good size family bathroom and country-style Kitchen/Diner. The Kitchen/Diner also provides access directly into the garden, ideal for entertaining in summer months or alfresco dining. Located to the rear of the property is a generously sized Sitting room with double doors into the conservatory. The ground floor is finished with large conservatory with double doors onto the garden, a lovely space to sit in the Spring & Summer months.

The property additionally benefits from a large plot, with a very generously size garden to the rear and further space to the front with

off road parking, good size front garden and detached garage.

**TENURE - FREEHOLD**

**EPC- D**

**SERVICES**

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 - C

**AGENTS NOTES**

The property is subject to the grant of probate

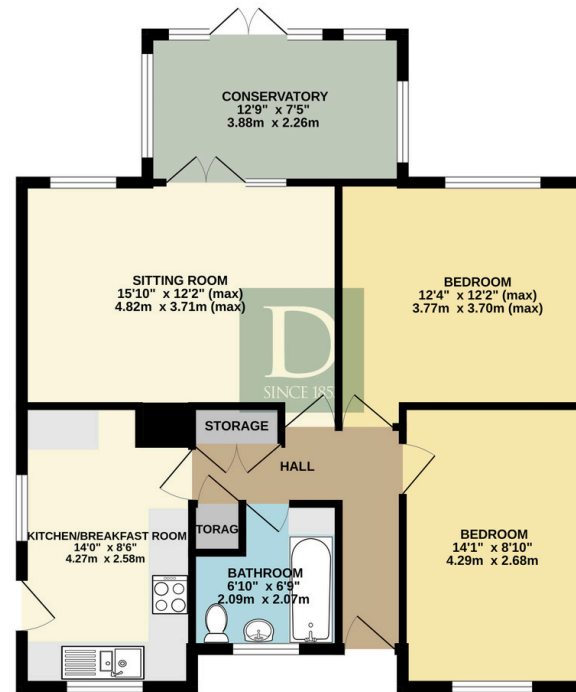




VERY LARGE  
PLOT

## FLOOR PLAN

GROUND FLOOR  
777 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA - 777 sq.ft. (72.1 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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### 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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