

EST.  1993

JENNIE JONES

ESTATE AGENTS



21A Kingfisher Crescent, Reydon, Suffolk, IP18 6XL.

GUIDE PRICE

£225,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM/DINER; KITCHEN;
TWO BEDROOMS; FAMILY BATHROOM;
FRONT AND REAR GARDEN; DRIVEWAY; SINGLE GARAGE.**

NO ONWARD CHAIN.

THE PROPERTY

A semi-detached two bedroom bungalow in a good location just a short distance from all local amenities and within easy reach of the ever popular town of Southwold. The bungalow is in good order throughout and would be ideally suited for either retirement or for use as a holiday home. Benefits include light and airy accommodation, double glazing and gas fired central heating. An entrance door at the side of the property opens to the hall with radiator, loft access hatch and built in shelved airing cupboard housing the hot water cylinder. The sitting room with dining area has a double glazed bow window to the front and radiator. A door from the sitting room opens to the kitchen with double glazed window to the front aspect, stainless steel sink with mixer tap, a range of base and wall mounted units with work surfaces over and tiled splash backs. There is a built in oven with gas hob, space for fridge, plumbing for a washing machine and ceramic floor tiles. The bungalow has two bedrooms at the rear both with double glazed windows and radiators. The family bathroom has a double glazed window to the side and a suite in white comprising a panelled bath with shower over, toilet and wash basin. There is a radiator and ceramic floor tiles. OUTSIDE. There is a small front garden which is mainly lawn with borders containing mature planting. A driveway leads to the double garage with up and over door, power, lighting, a window and personal door. The enclosed rear garden is also mainly lawn with borders containing a wide variety of mixed planting and a paved patio.

To appreciate fully the accommodation offered, early viewing is advised.

LOCATION

Number 21A Kingfisher Crescent is located in a quiet cul de sac, less than a mile from the ever popular town of Southwold. The village of Reydon provides two shops, primary school, Church, a recently opened medical centre and the Randolph Hotel offering good food and the famous locally brewed Adnams beers. The historic town of Southwold has an excellent range of leisure facilities and amenities including, golf, bowls and sailing clubs, high street shops, pubs and restaurants, hospital library, primary school, doctors and dental surgeries, Churches and halls. The surrounding area is a designated area of outstanding natural beauty renowned for its coastal and country walks. Only 10 minutes drive are the sandy beaches of Walberswick, forest walks of Dunwich and the award winning bird reserve at Minsmere.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices,
East Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
Tel: 01394 383789

COUNCIL TAX BAND: = C**SERVICES:**

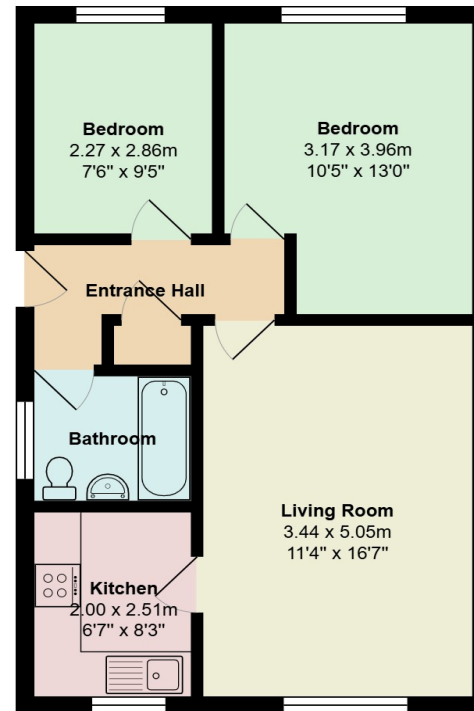
We understand that mains water, electricity
and drainage are connected. Heating by gas
fired boiler.

TENURE:: Freehold**VIEWING**

By appointment through Jennie Jones Estate
Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = D

Total Area: 51.4 m² ... 554 ft²

All measurements are approximate and for display purposes only

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









