



Reydon, Suffolk

Offers In Excess Of £325,000

- Detached Bungalow
- Kitchen / Breakfast Room
- Immaculate Throughout
- Two Bedrooms
- Wet Room
- Quiet cul de sac
- Lounge
- Resin Drive & Garage
- EPC - C

The Drive, Reydon

We are delighted to be able to offer for sale this immaculate two bedroom detached bungalow situated in a quiet cul de sac in the centre of this popular village 1 mile from the centre of the renowned coastal town of Southwold. Occupying a prominent position on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, it is set around numerous greens offering an excellent range of shops, golf and sailing clubs and unique small cinema. Reydon has two general stores, an excellent hotel/public house and well established bowls club. The surrounding area is renowned for its beautiful countryside and coastline. This immaculate property benefits from lounge, kitchen/breakfast room and a resin driveway leading to garage with electric door.



Council Tax Band: D



ENTRANCE PORCH

Tiled floor, double glazed door to:

ENTRANCE HALL

Wood flooring, radiator, door to storage cupboard and airing cupboard with shelving and radiator, access to loft. Doors to:

LOUNGE

Double glazed walk in bay window to front aspect, wood flooring, radiators.

KITCHEN / BREAKFAST ROOM

Range of matching base and wall mounted units. Integrated fridge and freezer, integrated dishwasher and washing machine. Fitted oven hob and extractor. Breakfast bar. Tiled floor. Double glazed door to side aspect, double glazed window to rear and French doors to rear. Radiator.

BEDROOM ONE

Double glazed window to front aspect, fitted wardrobes, wooden floor, radiator.

BEDROOM TWO

(Currently used as dining room) double glazed window to rear aspect, wooden floor, radiator.

WET ROOM

Double glazed window to side aspect, low level W.C., wash hand basin, shower, radiator, fully tiled walls.

OUTSIDE

The front garden is crazy paved with resin path and drive leading to single garage, complete with electric up and over door, side courtesy door and power and light. The rear garden is private and

laid to shingle with mature shrubs. Path and patio. Leads to a small summer house with power and light.

TENURE

Freehold

OUTGOINGS

Council Tax D

SERVICES

Mains gas, electricity and water

VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20492/RDB.

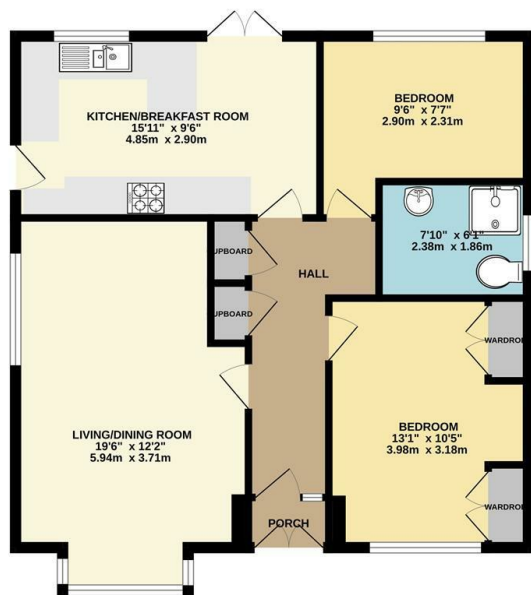
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

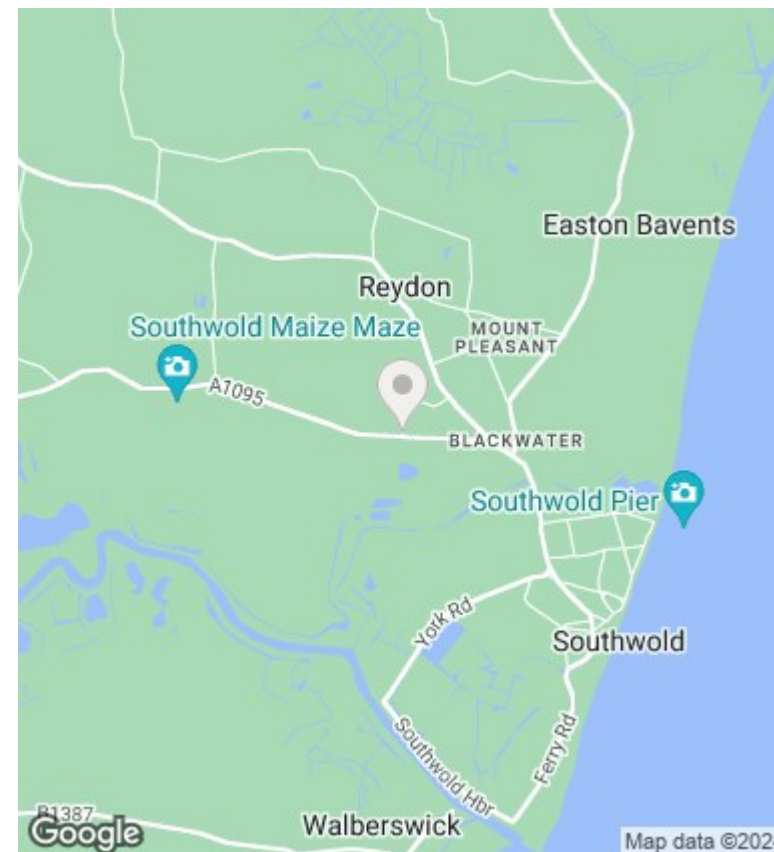




GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq ft. (67.7 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Blueprints 12/2021



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com