



## Reydon, Southwold

Offers In Excess Of £275,000

- No Onward Chain
- Large Garden
- Shower Room and Separate W.C.
- Two Double Bedrooms
- Garage at Rear
- Gas Central Heating & Double Glazing
- Large L-Shape Living / Dining Room
- Fitted Kitchen
- EPC - Awaiting

# Jermyns Road, Reydon

Offered for sale with no onward chain is this semi detached bungalow standing in a generous plot in the centre of this popular coastal village of Reydon. Reydon is home to many local amenities including two excellent village stores; primary school; bowls green; healthy living centre; doctors' surgery, as well as the Randolph Hotel. Southwold has an excellent range of boutique shops, the renowned Adnams brewery and a variety of leisure pursuits including a golf course and sailing club. The surrounding area is a designated Area of Outstanding Natural Beauty, which includes the RSPB at Minsmere.



Council Tax Band: C



## DESCRIPTION

A semi-detached bungalow situated in a generous plot in the heart of this most popular of coastal villages. Set well back from the road behind a lawned front garden with planted borders and a brick retaining wall, a footpath leads to both front and side entrance doors. To the rear, a further lawned garden contains a timber summer house and garden shed. Beyond which there is a former vegetable garden and single garage accessed off an unmade track linking to Covert Road. The garage has recently been reroofed. The accommodation with gas central heating and double glazing comprises:

## ACCOMMODATION

### ENTRANCE LOBBY

Opaque entrance door. Storage cupboard.

### SITTING / DINING ROOM

An L-shape sitting/dining room with bow window overlooking the front garden and deep window to one side.

### INNER HALLWAY

Airing cupboard.

### KITCHEN

Range of fitted base and wall cupboards, work surfaces with tiled surround and single drainer sink unit. Plumbing for washing machine. Window and side entrance door.

### BEDROOM ONE

Window overlooking rear garden.

### BEDROOM TWO

Window overlooking rear garden.

## SHOWER ROOM

Shower cubicle and hand basin. Floor and wall tiling. Opaque window.

## W.C.

W.C. and opaque window. Floor and wall tiling.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently C.

## SERVICES

Mains gas, electricity, water and drainage.

## 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: 20626/RDB.

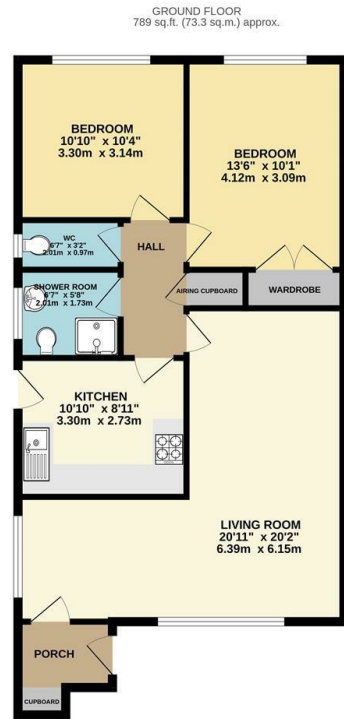
## FIXTURES & FITTINGS

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.







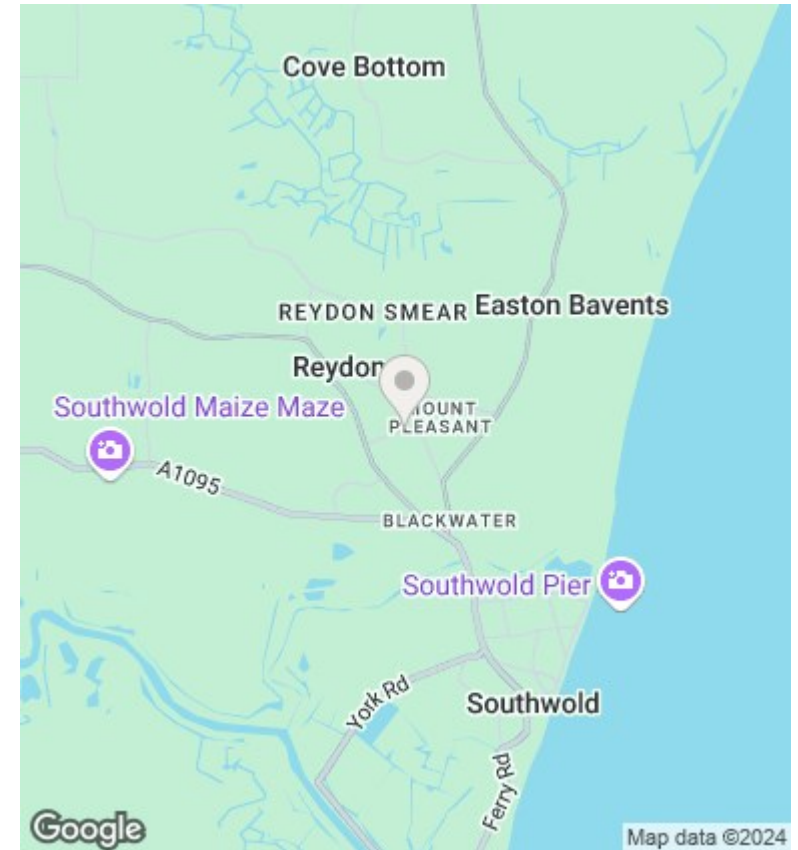
TOTAL FLOOR AREA: 789 sq. ft. (73.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, goods and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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		85
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)