



Reydon, Southwold

Guide Price £290,000

- No Onward Chain
- Fantastic Corner Plot
- Short Stroll from Southwold
- Two Bedrooms
- Generously Sized Rear Garden
- Potential Holiday Let
- Charming Double Fronted Cottage
- Off Road Parking
- EPC - D

Lowestoft Road, Reydon

Introducing this charming double fronted cottage, located on this fantastic corner plot with a generous rear garden, in this ever popular coastal village. The village of Reydon is just one mile from the renowned coastal town of Southwold, occupying a prominent position on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Set around numerous greens, the town offers an excellent range of shops, golf and sailing clubs and a unique small cinema. Reydon has two general stores, an excellent hotel/public house and a well established bowls club. The surrounding area is renowned for its beautiful countryside and coastline.



Council Tax Band:



DESCRIPTION

Marigold cottage is a charming, double fronted cottage located on a fantastic corner plot with a generous rear garden and allowing off road parking. The property benefits from a lounge, dining room, kitchen, downstairs bathroom with two bedrooms to the first floor. The garden is what sets this cottage apart, being a very generous size. The property is also located a short stroll from Southwold, and has great potential for a holiday let, second home or main residence.

ACCOMMODATION

Double glazed door to:

DINING ROOM

Double glazed window to front aspect. Radiator. Range of fitted storage cupboards. Opening and step down to kitchen. Stairs leading to first floor.

LOUNGE

Double glazed window to front aspect. Radiator.

KITCHEN

Fitted with eye and low level units; stainless steel sink and drainer unit; fitted oven, hob and extractor. Double glazed window to rear aspect. Wall mounted gas boiler. Door to bathroom and door to rear lobby which has a double glazed door and window to the rear.

BATHROOM

A three piece suite comprising low level W.C; bath with shower over; wash hand basin; heated towel rail; tiled flooring. Double glazed window to rear aspect.

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

OUTSIDE

Front garden is mainly laid to lawn and is enclosed by shrubs and bushes. The rear garden has a patio area and is laid to lawn with mature trees and shrubs. A farm style gate allowing access for off road parking.

TENURE

Freehold.

OUTGOINGS

Council Tax Band N/A.

SERVICES

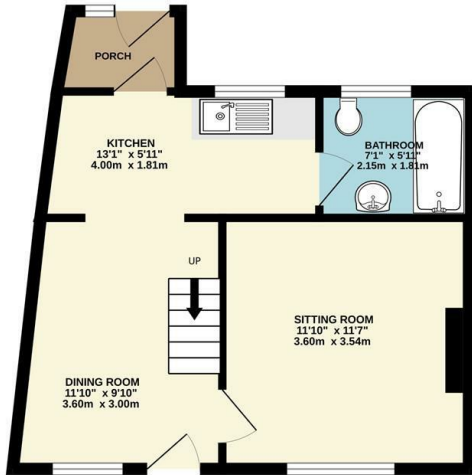
VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 20638/RDB.

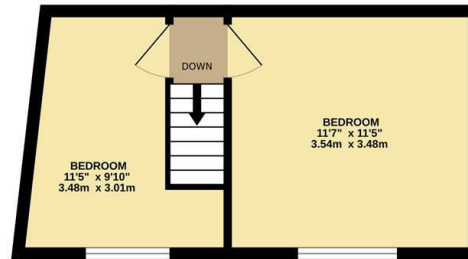
FIXTURES & FITTINGS

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
381 sq.ft. (35.4 sq.m.) approx.

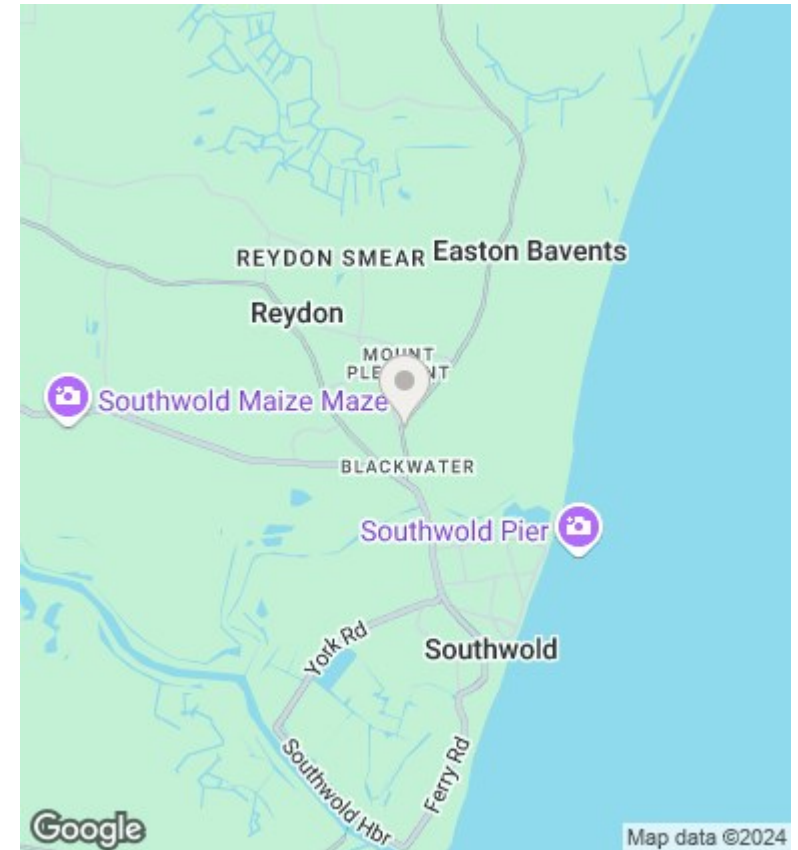


1ST FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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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.

Fixtures & Fittings

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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

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.

Viewings

Viewings by arrangement only. Call 01502 722253 to make an appointment.