



Reydon,

Guide Price £245,000

- No Onward Chain
- Open Fireplace
- Garden
- Three Bedrooms
- Gas Central Heating
- Close Village Store
- Two Reception Rooms
- Double Glazing
- EPC - E

Lowestoft Road, Reydon

A mid terrace three bedroom cottage, ideally situated at the eastern edge of the village walking distance to Southwold and the sea front. The village of Reydon is less than a 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, with the Bridgesfoot Stores just one minute walk away, 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: B



DESCRIPTION

A well presented mid terrace cottage situated in this excellent position around the corner from the village stores at the eastern end of Reydon and less than a mile of the renowned seaside town of Southwold on the Suffolk Heritage Coast. Set back from the road behind a low brick wall and small front garden, an entrance lobby opens to a hallway, leading to the sitting room with open fireplace, spacious dining room, galley kitchen and ground floor bathroom. To the first floor, there are three bedrooms and to the rear is a lawned garden with planted borders and timber garden shed. A pedestrian access at the rear leads through to Seaview road.

ACCOMMODATION

ENTRANCE PORCH

Double glazed with quarry tile floor. Entrance door to:

HALL

Staircase rising to the first floor.

SITTING ROOM

Double glazed bay window to the front. Open fireplace with tiled heath and timber mantle.

DINING ROOM

Gas fire with back boiler. Airing cupboard with water cylinder to one side. Double glazed window to the rear.

KITCHEN

Fitted with a range of base and wall cupboards; work surfaces; single drainer sink unit; tiled surrounds and electric cooker point. One double glazed and one single glazed window. Double entrance door to rear garden.

LOBBY

BATHROOM

Suite comprising panel bath with electric shower over, pedestal hand basin and opaque double glazed window.

FIRST FLOOR

LANDING

BEDROOM

Double glazed window to front elevation. Fitted wardrobes.

BEDROOM

Double glazed window to rear elevation.

BEDROOM

Double glazed window to rear elevation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains gas, electricity, water and drainage.

AGENTS NOTE

It is assumed the property has a right of way over the passageway at the rear leading to Seaview Road.

VIEWING ARRANGEMENT

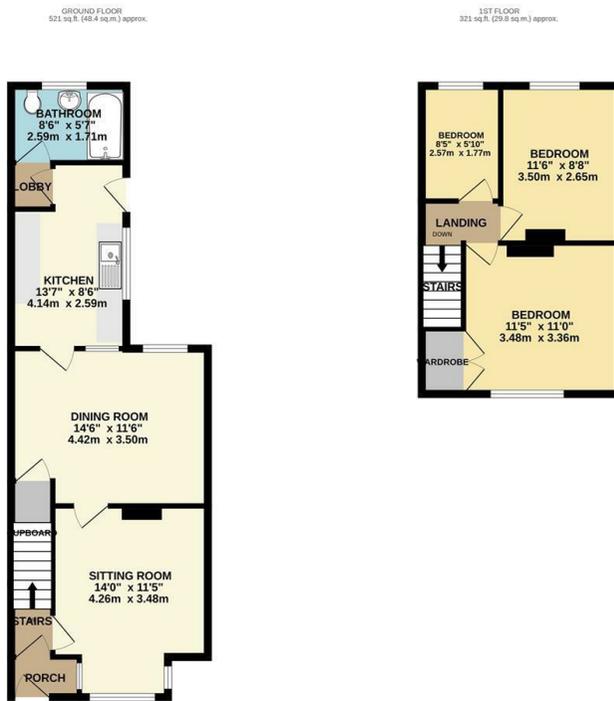
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20671/RDB.

FIXTURES & FITTINGS

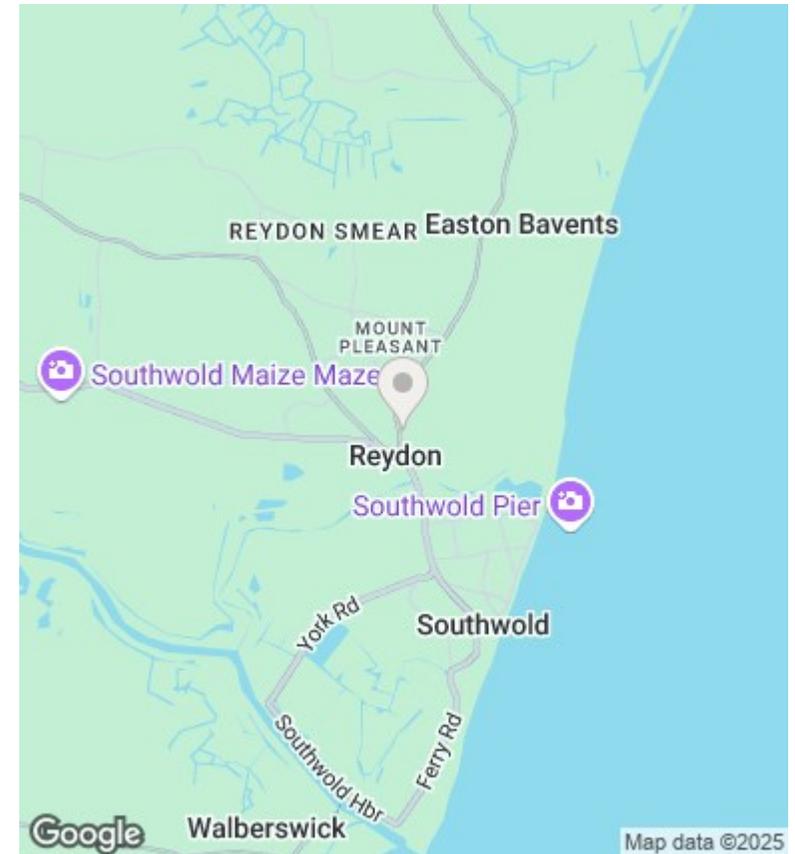
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TOTAL FLOOR AREA - 842 sq ft (78.2 sq m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency on the ground.
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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		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(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