



## Southwold,

Guide Price £325,000

- Detached Bungalow
- Driveway and Garage
- Desirable Suffolk Location
- Two Double Bedrooms
- New Modern Kitchen
- Immaculate Condition Throughout
- No Onward Chain
- Private Enclosed Rear Garden
- EPC - C

# Mallard Road, Southwold

This charming two-bedroom detached bungalow is nestled in a sought-after village along the picturesque Suffolk coast, offering a peaceful and idyllic setting. The property features two spacious double bedrooms, an open plan living/dining area ideal for entertaining and relaxation, a new modern kitchen, family bathroom, off-road parking with space for three cars via a driveway and a garage all being offered with no onward chain.



Council Tax Band: C



## DESCRIPTION

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## ACCOMMODATION

The open-plan living and dining area creates a welcoming space for relaxation and entertainment, with ample room for seating and dining furniture. A newly fitted kitchen enhances the home's appeal, boasting sleek, modern appliances, making meal preparation a breeze.

The property benefits from a private, enclosed rear garden which can be accessed from the living area. The garden offers a peaceful outdoor retreat. A driveway provides parking for three cars and an external entrance to the garden through the side gate. Additionally, the garage offers further storage or secure parking options.

With its desirable location, contemporary interior, and spacious outdoor areas, this bungalow offers a perfect blend of comfort and convenience, ideal for those seeking a coastal lifestyle in a charming village setting.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently C

## SERVICES

We have been advised that the property has the following services. Mains gas, water, electricity and mains drainage

## VIEWING ARRANGEMENT

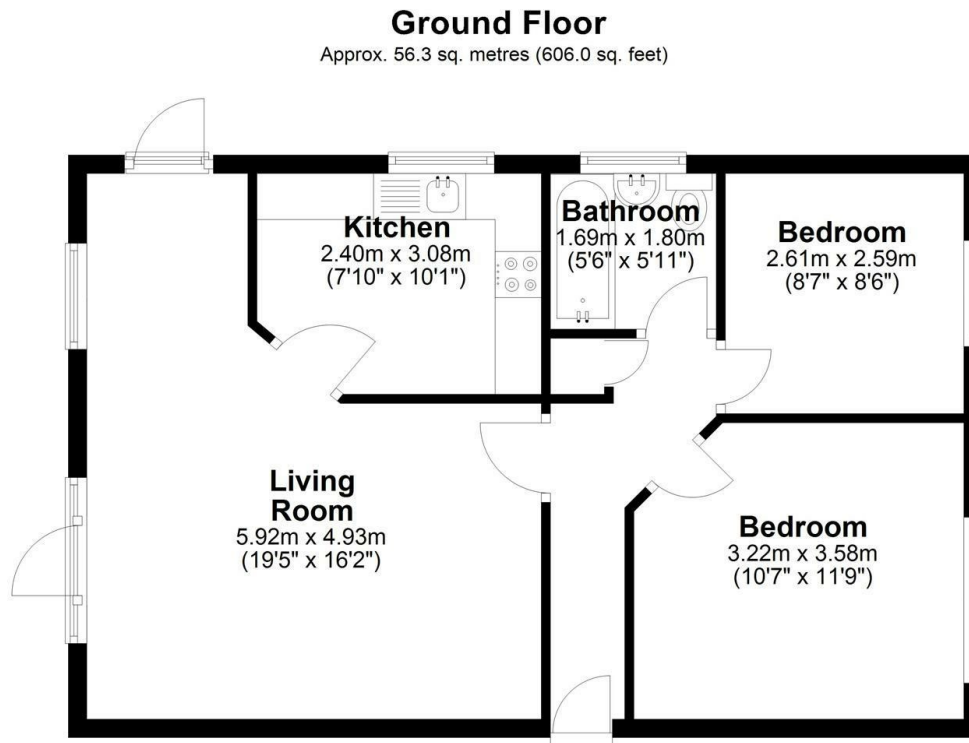
Please contact Flick & Son, 8 Queens Street, IP18 6EQ for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk). Ref. 20719/RDB.

## 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.







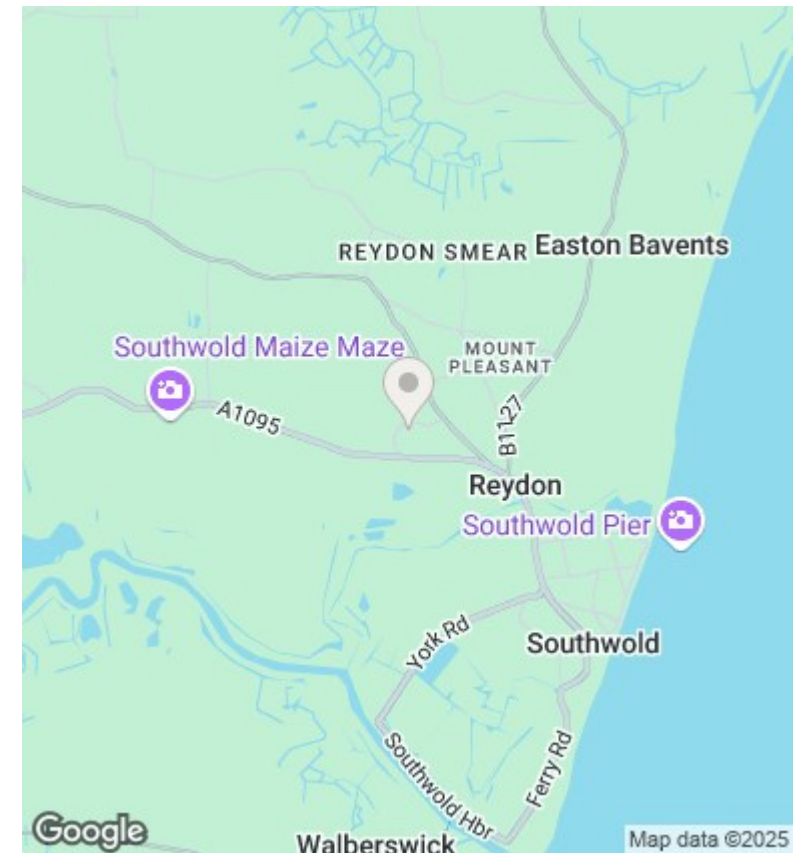
Total area: approx. 56.3 sq. metres (606.0 sq. feet)

### 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://www.epcregister.com)