



15 GREEN LANE  
REYDON, IP18 6PG



15 Green Lane is a fantastic opportunity to own a cosy home in the popular village of Reydon, a short distance from the sought after town of Southwold.

**This property is an ideal home for a first time buyer or investment near the coast.**

You enter the property via convenient porch, an ideal boot & cloak room, which leads into the hallway with stairs to first floor and generous sitting room, the main entertainment space and heart of the home, with doors to the conservatory and Kitchen. The conservatory benefits from ideal location with sliding doors into the garden, a great space for all to enjoy in the summer.

Situated in the popular village of Reydon this area offers a number of local amenities. Reydon provides a number of shops, public house and medical centre with Southwold offering an abundance of local shops, restaurants and coastal attractions.

**SERVICES**

All mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)



The ground floor is completed with large kitchen with plenty of built in storage space and useful utility room with direct access into the garden.

**VIEWING**

Strictly by appointment with the agent's Southwold Office

Stairs to the first floor landing lead to two double bedrooms with built in storage and spacious principle bedroom with views over garden. The first floor is finished with nice sized family shower room.

**LOCAL AUTHORITY**

East Suffolk Council - Council Tax band - B

The property additionally benefits from large rear garden and off road parking.

**EPC - D**

**TENURE- FREEHOLD**



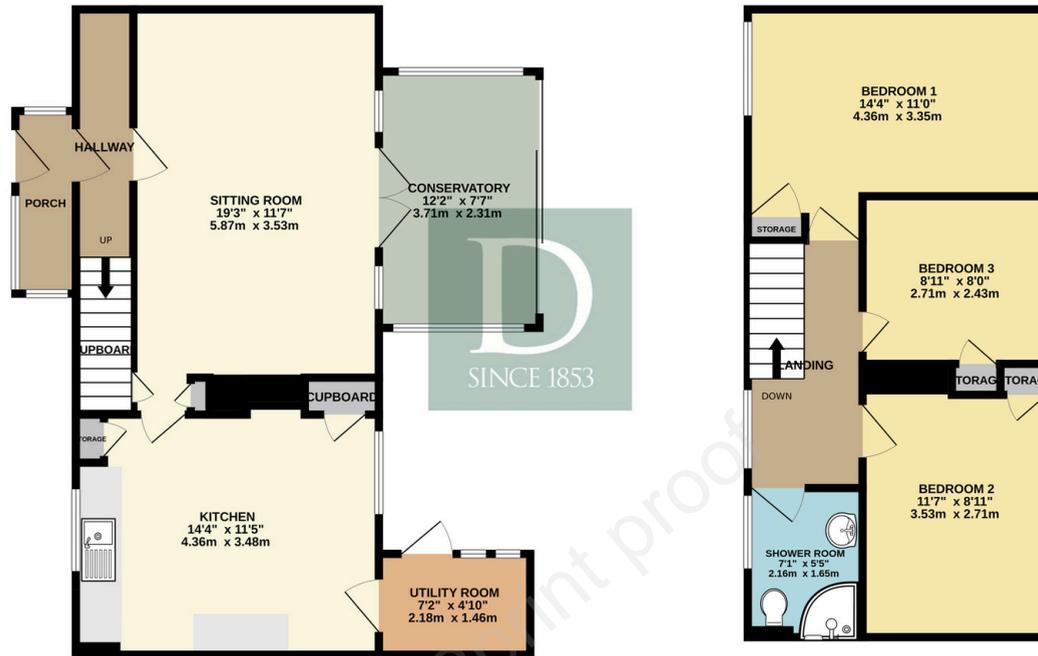


NO ONWARD  
CHAIN

## FLOOR PLAN

GROUND FLOOR  
565 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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.  
Made with Metropix ©2023

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 98 High Street, Southwold,  
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : **southwold@durrants.com**