



62 LOWESTOFT ROAD

REYDON



Set behind an enclosed front garden from the Lowestoft Road, this pretty character cottage boasts spacious accommodation, period features and a rear garden.

Situated in the popular village of Reydon, on the outskirts of the seaside town of Southwold this four bedroom home offers attractive accommodation over three floors. You are welcomed into a sitting room with character features such as a fireplace and bay window. Heading to the rear of the property, past the staircase, there is a further reception room, currently used as a dining room with fireplace and wood flooring. The modern kitchen is situated to the rear with plenty of storage and worktop space as well as a door into the garden. A contemporary shower room is situated at the very rear of the property.

Stairs rise to the first floor where there are two spacious double bedrooms as well as a useful WC. On the second floor are two further bedrooms with the rear bedroom boasting attractive views to the east.

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.

Reydon is situated three miles from the A12 and therefore offers good transport links by both road and rail with a train station at both Halesworth and Darsham with services to London Liverpool Street Station via Ipswich.

Please note: The second floor bedrooms have some restricted head height.

VIEWING

Strictly by appointment with the agent's Southwold Office.

TENURE - FREEHOLD

EPC - D

LOCAL AUTHORITY

East Suffolk Council. Band - C

SERVICES

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





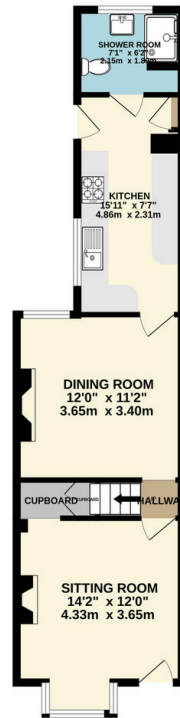
CHARMING
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FLOOR PLAN

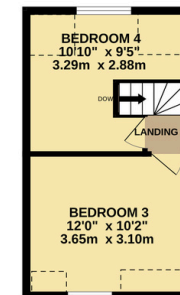
GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.8 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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