



17 OLD SCHOOL DRIVE

REYDON, IP18 6JZ



17 Old School Drive is a very well presented, end terrace home situated in the popular village of Reydon.

The property occupies an end plot with a lovely private courtyard garden with a garage, positioned to the front. The property has been well maintained by the current owners to provide a light and airy home, ideal as a coastal bolthole, main residence or investment.

Entry to the property is via a hallway which provides access to all main accommodation of the home. The large country style kitchen is positioned to the front of the property, leading to a spacious sitting room/diner with double doors to the rear, south facing, courtyard which is of particular note and is ideal for alfresco dining. The ground floor accommodation is completed with a good size cloakroom.

Stairs to the first floor lead to two spacious double bedrooms, the principal bedroom benefits from views over fields opposite. The third bedroom is a good sized single with built in wardrobe or ideal as a study/dressing room. The first floor is finished with the family bathroom.

To the rear of the property is a well presented and private courtyard, enclosed by fences and attractive red brick surrounding wall. The courtyard is easily maintainable and provides a charming space to enjoy summer months. To the front and side of the property is the single garage and parking space.

Situated in Reydon, the village next to the highly desirable coastal town of Southwold, 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.

TENURE - FREEHOLD

EPC- C

VIEWINGS

Strictly by appointment with the agent's Southwold Office

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.)

LOCAL AUTHORITY

East Suffolk Council. Band - C

AGENTS NOTES

Please note there is a charge of £100 per annum for the maintenance of the communal areas.





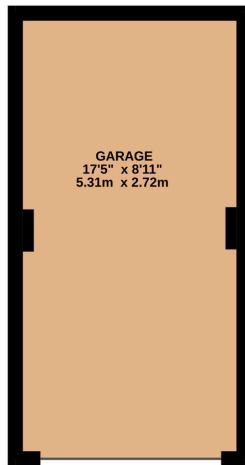
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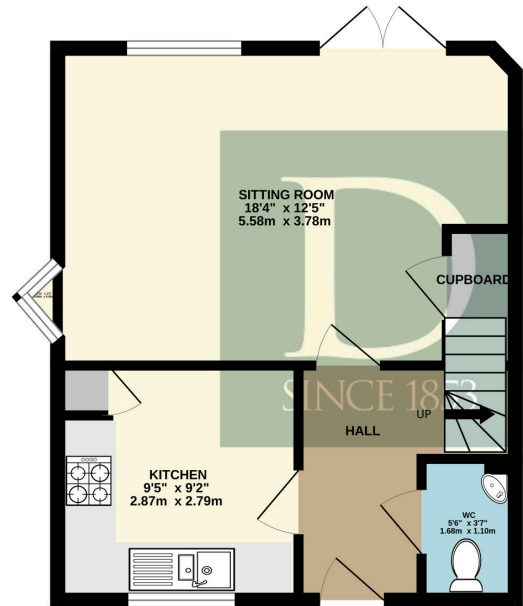


FLOOR PLAN

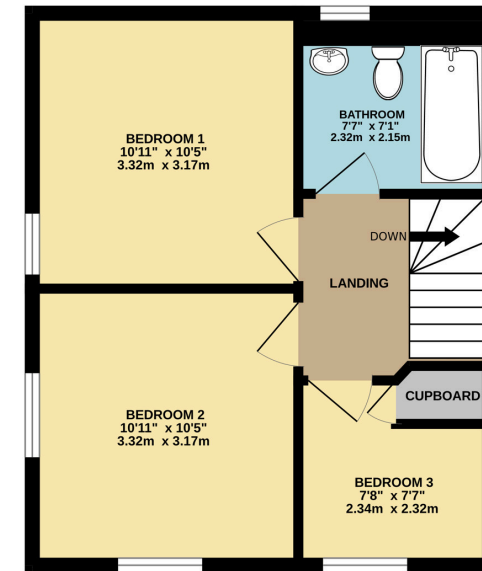
GARAGE
154 sq.ft. (14.3 sq.m.) approx.



GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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