

JENNIE JONES

EST. 1993

ESTATE AGENTS



BRIDGE HOUSE

Reydon | Suffolk

Guide Price £325,000 * PLUS FEES

BRIDGE HOUSE, REYDON, SOUTHWOLD, IP18 6PS

Southwold Town Centre – 1 mile
Walberswick – 2 miles
Halesworth Railway Station – 6 miles
Darsham Railway Station - 7 miles

- Entrance Hall ● Sitting Room ● Dining Room ● Study ●
- Cloakroom ● Kitchen/Breakfast Room ●
- Four Bedrooms ● Family Bathroom ●
- Mature Rear Garden ● No Onward Chain ●

LOT: 21

Bridge House, Reydon, Suffolk, IP18 6PS

REFURBISHMENT OPPORTUNITY: LARGE VACANT FREEHOLD 4 BEDROOM CHARACTER HOUSE ON THE OUTSKIRTS OF REYDON VILLAGE

A substantial double-fronted four-bedroom detached period property occupying a prominent position in Reydon, on the fringe of Southwold. Formerly The Bear Inn (c. early 1800s), Bridge House combines rich local history with generous accommodation, a large mature garden and off-road parking.

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Tenure
Freehold

Accommodation
Entrance Lobby

Sitting Room - 21'2 x 17'3

Dining Room - 17'3 x 17'0

A SUBSTANTIAL AND WONDERFULLY INDIVIDUAL PERIOD HOME WITH OVER 2,100 SQ FT OF ACCOMMODATION AND A BEAUTIFUL GARDEN



Kitchen - 22'2 x 9'7

Utility Room - 9'7 x 8'8

Guest WC

Pantry

Family Room - 9'7 x 7'4

Cellar - 14'1 x 12'4

First Floor Landing

Bedroom One - 17'0 x 14'1

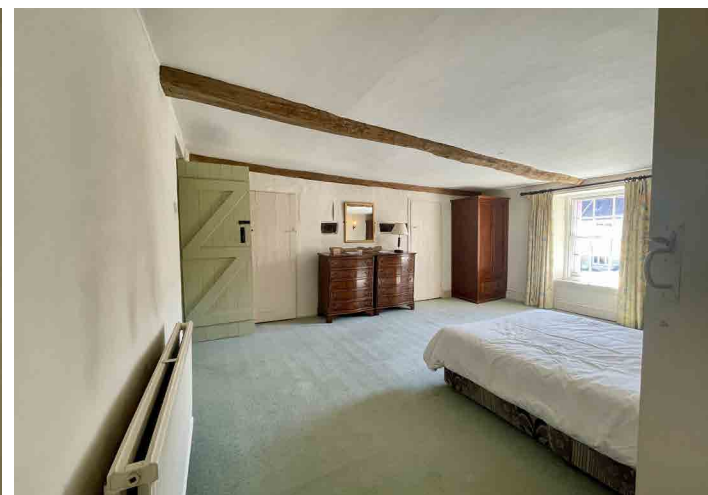
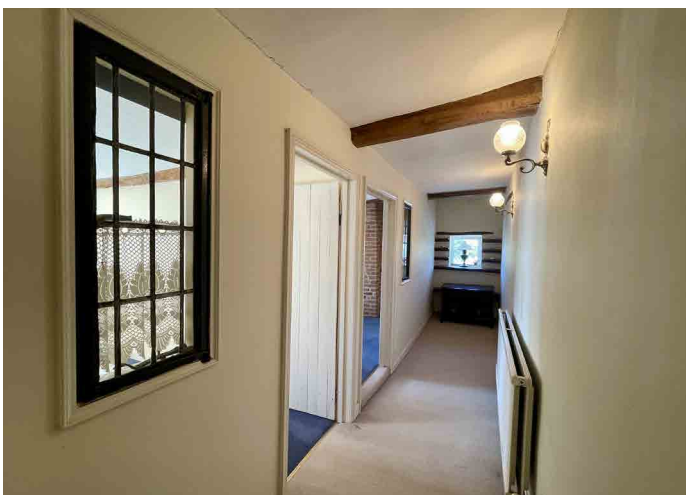
Ensuite Bathroom/WC - 17'1 x 9'10

Bedroom Two - 13'2 x 10'6

Bedroom Three - 12'6 x 9'10

Bedroom Four - 13'2 x 9'7

Shower Room/WC



EPC Rating
D

Viewing
Strictly by appointment

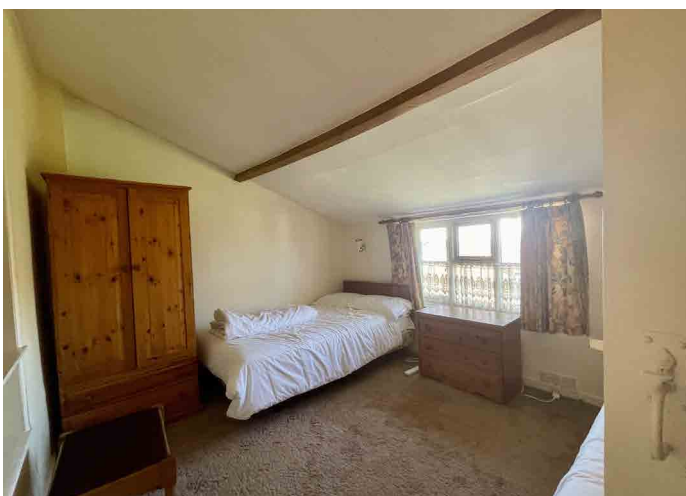
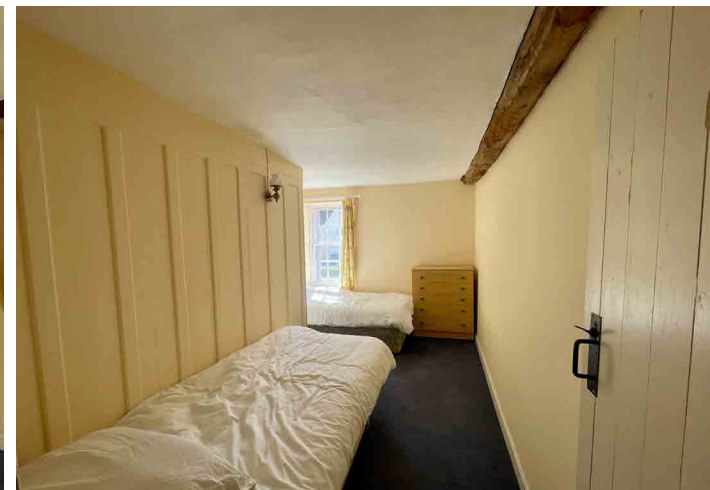
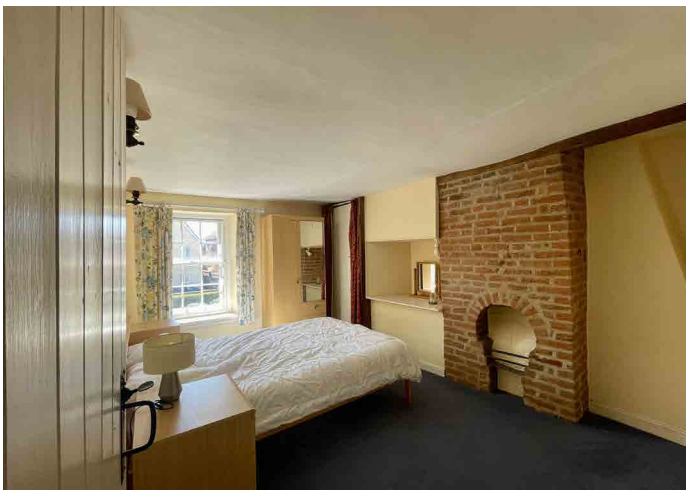
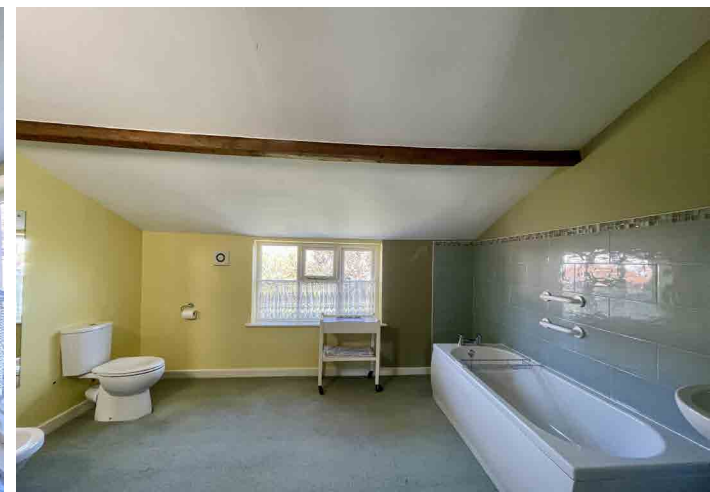
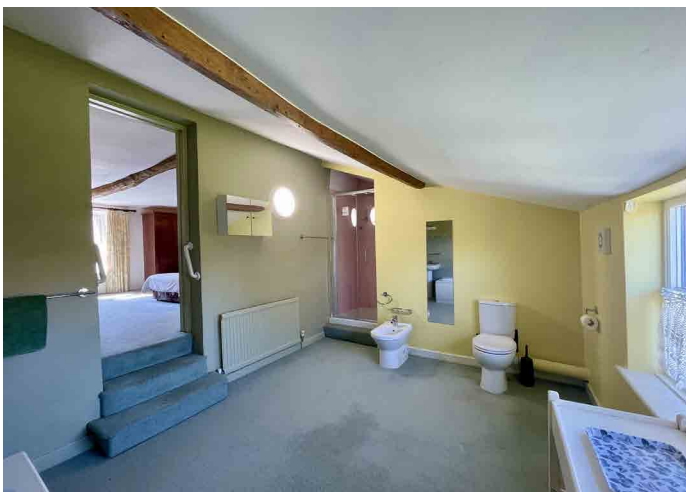
* Important information about guide prices and reserve prices

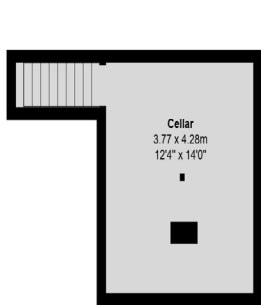
Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that provisional reserves range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition below). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

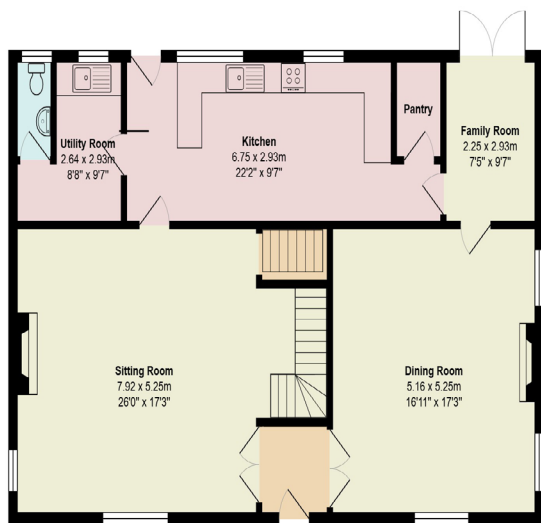
JOINT AGENTS Dedman Gray Auctions

<https://auctioneertemplates.eigroup.co.uk/auctioneers/ded/lot-details.html?lid=363619&ClientID=33&lad=IP18-6PS>





Basement
Area: 18.0 m² ... 194 ft²



Ground Floor
Area: 110.4 m² ... 1188 ft²



First Floor
Area: 110.1 m² ... 1185 ft²

Total Area: 238.5 m² ... 2567 ft²

All measurements are approximate and for display purposes only



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