



## Reydon, Suffolk

Guide Price £210,000

- Three Spacious Bedrooms
- Ample Storage Throughout
- Downstairs W.C & Family Bathroom
- End Terraced Property set in Reydon
- Front and Rear Gardens
- Vendor Has Found
- Open Plan Living/Dining Room
- Prime Location in Walking Distance to Southwold

# Harrison Green, Reydon

Reydon is a popular and well-served village located just to the north of the coastal town of Southwold, offering a blend of rural charm and everyday convenience. The village provides a range of local amenities including shops, a primary school, and recreational facilities, while benefiting from excellent access to Southwold's beaches, independent shops, and renowned dining options. Surrounded by open countryside and scenic walking routes, Reydon is ideal for those seeking a peaceful village setting with the added advantage of coastal living and good transport links to nearby towns and villages.



Council Tax Band:



## DESCRIPTION

Situated in the desirable village of Reydon, this immaculately maintained three-bedroom end-terrace home has been lovingly cared for by its sole owner since new and offers well-proportioned accommodation throughout. Upon entering the property, you are welcomed by a spacious entrance hall which provides access to a convenient downstairs W.C., an understairs storage cupboard, and the principal living areas. The fully equipped kitchen sits to the rear of the property and offers direct access to the garden via patio doors, making it ideal for everyday living and outdoor dining. To the left of the hallway is the bright and airy open-plan living and dining room, featuring a large front window and additional patio doors to the rear, allowing for an abundance of natural light and creating a wonderful space for relaxing or entertaining. Upstairs, the property offers three comfortable bedrooms along with a well-appointed family bathroom. The home also benefits from ample storage throughout, adding to its practicality. Externally, the property enjoys an easily maintained front garden, while the generous rear garden provides a pleasant mix of patio and lawn areas, perfect for entertaining, outdoor dining, or light gardening. The property is ideally located within a short walking distance of Southwold and its array of shops, amenities, and coastal attractions. The area also benefits from ample parking for both residents and visitors, making this a highly convenient and attractive home.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk) Tel: 01502 722253 Ref: 21049/JD

## LIVING AREA

The open-plan living and dining room is a bright and welcoming space, perfectly suited for both relaxing and entertaining. A large window to the front aspect allows plenty of natural light to flow into

the room, while patio doors at the rear provide direct access to the garden and further enhance the light-filled feel of the space. The generous layout comfortably accommodates both living and dining furniture, creating a versatile area ideal for everyday family life as well as hosting guests.

## KITCHEN

The kitchen is well-appointed and fully equipped, offering a practical and functional space for everyday cooking. Positioned to the rear of the property, it benefits from a back door that provides direct access to the garden, allowing for plenty of natural light and making it convenient for outdoor dining and entertaining. The layout offers ample worktop and storage space, creating an efficient environment for meal preparation while maintaining easy access to the rest of the ground floor accommodation

## BATHROOM

The family bathroom is fitted with a three-piece suite comprising a W.C., a wash hand basin, and a panelled bath. The space is well arranged to provide a practical and comfortable setting for everyday use, serving the three bedrooms on the first floor.

## BEDROOMS

Upstairs, the property offers three comfortable and well-proportioned bedrooms. Each room provides a pleasant space for rest and relaxation, with ample room for bedroom furnishings. The layout is well suited to a range of buyers, whether for family living, accommodating guests, or creating a home office, while the overall design of the home ensures a light and welcoming feel throughout.

## OUTSIDE

Externally, the property benefits from an easily maintained front garden, providing an attractive approach to the home. To the rear, there is a generous garden featuring a combination of patio and lawn

areas, creating a versatile outdoor space ideal for entertaining, outdoor dining, or light gardening. The garden offers plenty of room to enjoy the outdoors while remaining manageable to maintain. The surrounding area also provides ample parking for both residents and visitors alike.

### **TENURE**

Freehold

### **SERVICES**

Mains electricity, mains electricity boiler, mains water, and sewerage

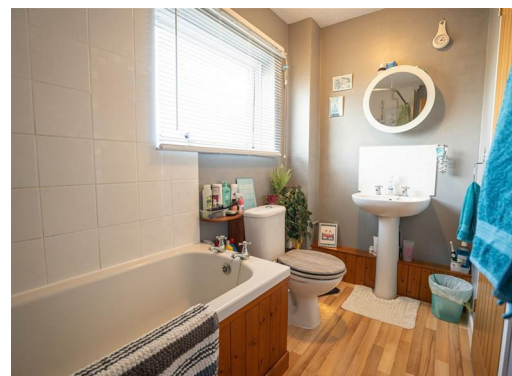
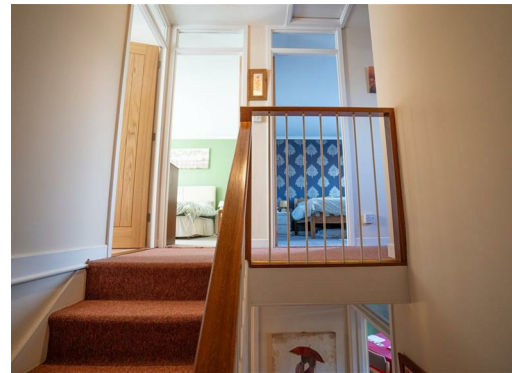
### **FIXTURES & FITTINGS**

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.

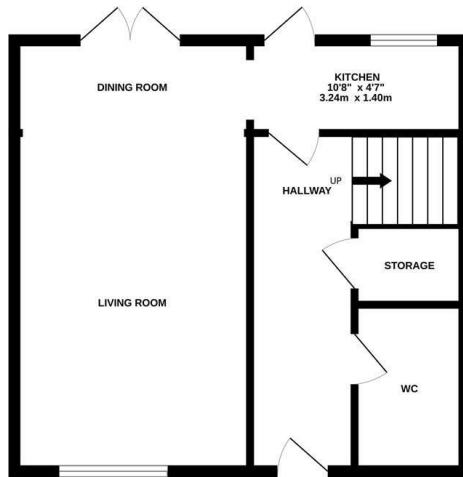
### **OUTGOINGS**

Council Tax Band B

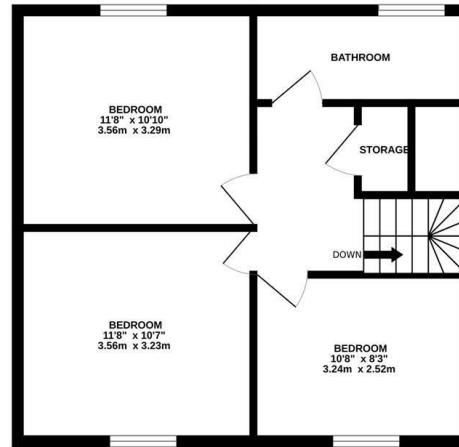




GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

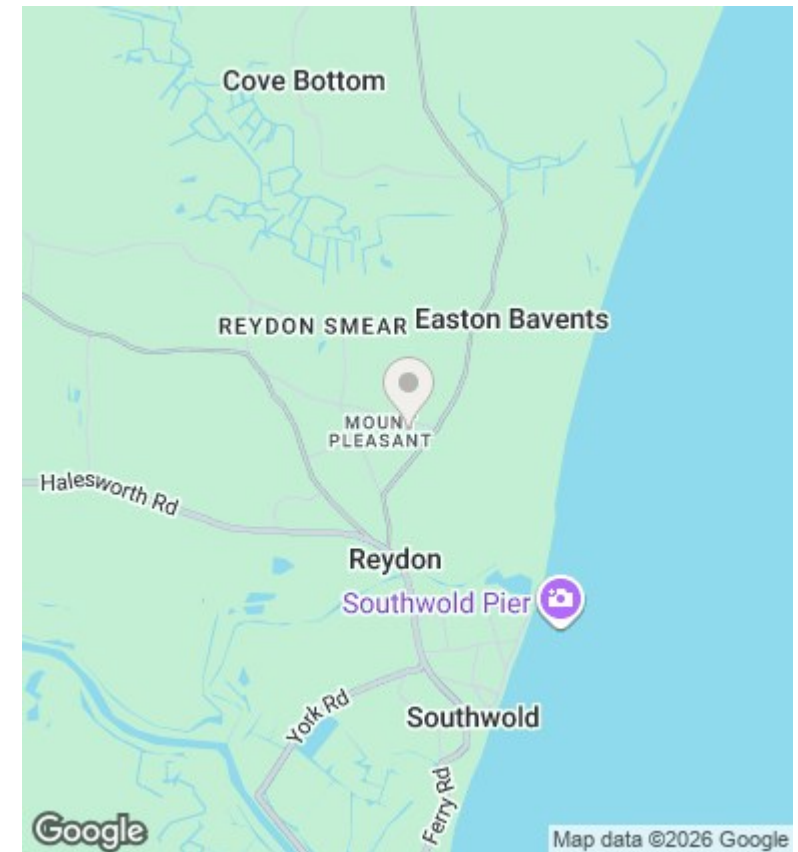


1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.7 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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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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)