



Reydon, Southwold

Offers In Excess Of £250,000

- No Onward Chain
- West Facing Garden
- Conservatory
- EPC - D
- Two/Three Bedrooms
- Fitted Kitchen
- Gas Central Heating
- Walking Distance to Southwold & Beach
- Ground Floor Bathroom
- Double Glazing

Covert Road, Reydon

A well presented mid terrace cottage with a west facing garden, situated within walking distance from Southwold and the beach. Reydon is home to many local amenities including two excellent village stores; primary school; bowls green; healthy living centre; doctors' surgery, as well as the Randolph Hotel. Southwold has an excellent range of boutique shops, the renowned Adnams brewery and a variety of leisure pursuits including a golf course and sailing club. The surrounding area is a designated Area of Outstanding Natural Beauty, which includes the RSPB at Minsmere.



Council Tax Band: A



DESCRIPTION

This charming mid-terrace cottage set back from the road behind a small front garden offers a cozy living space with two to three bedrooms, perfect for a small family or a couple looking for a peaceful retreat. The property features a west-facing garden, ideal for enjoying afternoon sunshine and sunsets. It comes equipped with gas central heating, ensuring warmth throughout the year, and double glazing for improved insulation and noise reduction. Located just a short walk from Southwold, you'll have easy access to the town's shops, restaurants, and beautiful coastal attractions. It's a wonderful blend of comfort and convenience in a sought-after location.

ACCOMMODATION

SITTING ROOM

Sealed fireplace with tiled heath and timber mantle and surround. Window overlooking front garden.

LOBBY

Staircase to first floor.

DINING ROOM

Sealed brick fireplace with timber mantle and surround. Under stairs cupboard. Window to rear elevation.

KITCHEN

Fitted with a range of base and wall cupboards, work surfaces with tiled surrounds and single drainer stainless steel sink unit. Window to side elevation. Archway to:

REAR LOBBY

Wall mounted gas central heating boiler. Entrance door to rear garden.

BATHROOM

White suite comprising panel bath with mixer and shower over, pedestal hand basin and W.C. Opaque window.

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM

Window to front elevation. Built in wardrobe. Over stairs cupboard with connecting door to bedroom three.

BEDROOM TWO

Window to the rear elevation. Connecting door to:

BEDROOM THREE

Window to front elevation. Connecting door to the over stairs cupboard and principal bedroom.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently A.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

Email: southwold@flickandson.co.uk

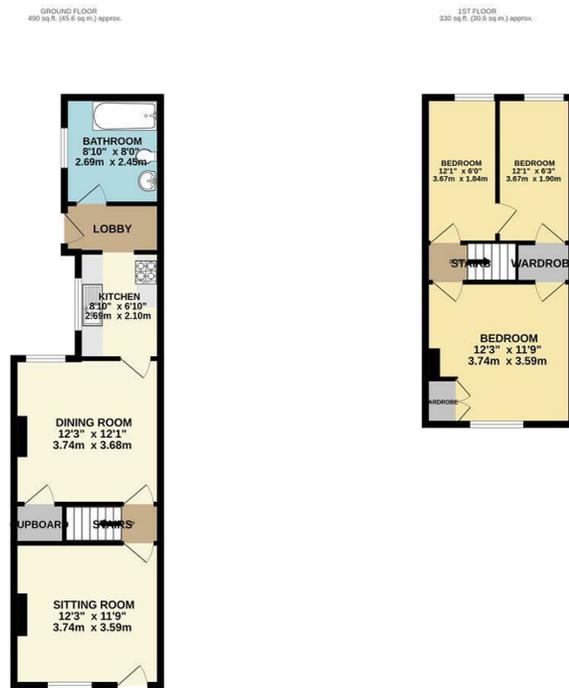
Tel: 01502 722253 Ref: 20733/RDB.

FIXTURES & FITTINGS

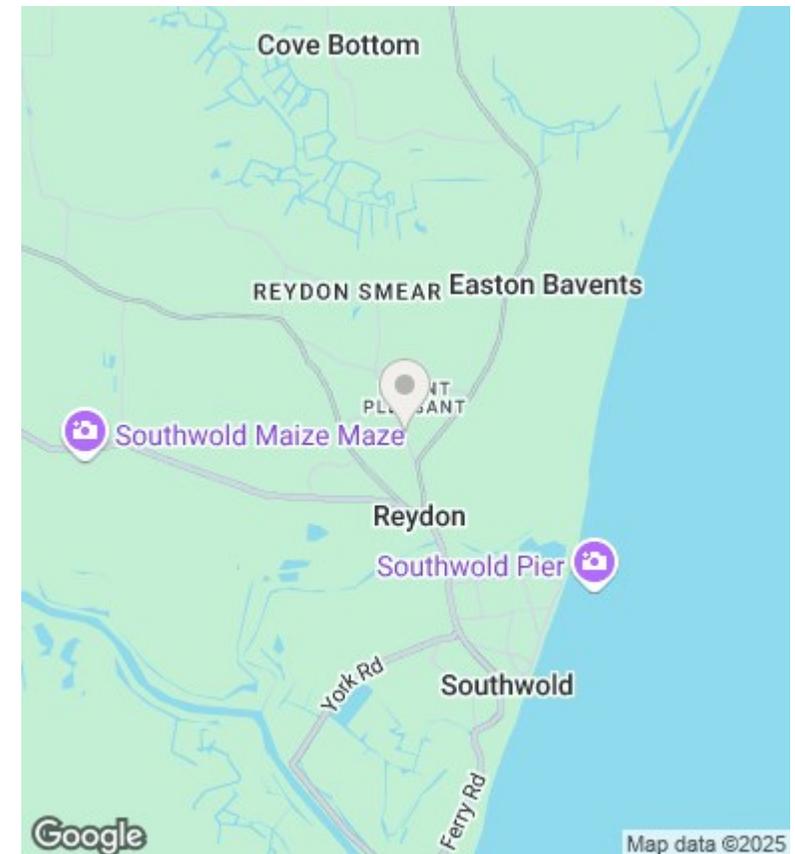
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TOTAL FLOOR AREA: 820 sq ft (76.2 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, closets and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency on the date.
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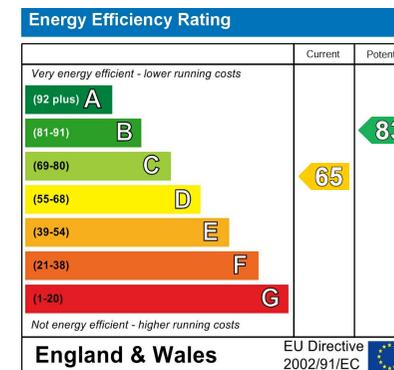


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals 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
 The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com