



Reydon, Southwold

Guide Price £225,000

- No Onward Chain
- Garage & Driveway
- Walking Distance to Southwold
- Requires Renovation
- Large Rear Garden & Outbuilding
- Close to Pub & Doctors Surgery
- Three Bedrooms
- Ensuite to Principal Bedroom
- EPC - D

Kingfisher Crescent, Reydon

A fantastic opportunity to acquire this three bedroom, semi-detached bungalow positioned on a generous plot in the heart of Reydon. In need of modernisation, this exciting project is ideal for those that want to put their own stamp on this spacious bungalow. Reydon is just one mile from the renowned coastal town of Southwold which occupies a prominent position on the East Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. Set around numerous greens the town offers an excellent range of shops, golf and sailing clubs and unique small cinema. Reydon has two general stores, an excellent hotel/public house and well established bowls club. The surrounding area is renowned for its beautiful countryside and coastline.



Council Tax Band: C



ACCOMMODATION

A generously proportioned three-bedroom semi-detached home, ideally located just moments from the coast. Set back from the road, the property enjoys a lawned front garden and a block-paved driveway, offering ample off-road parking and access to the garage.

Inside, the bungalow opens with a front lobby leading into the kitchen and the first reception room. A second, notably spacious reception room provides flexibility as either a comfortable additional living space or a formal dining area.

The three bedrooms are situated to the rear of the property, including a bedroom with en-suite, complemented by a separate family bathroom. A large utility room provides further practicality and convenient internal access to the garage.

KITCHEN

The kitchen is fitted with a range of base and wall-mounted units, complemented by a worktop with inset sink. Wall mounted boiler and fuseboard. The room offers excellent potential and is now in need of modernisation, presenting an opportunity for the new owner to create a kitchen tailored to their own style and requirements.

DINING ROOM

A spacious room laid with fitted carpet, enhanced by two floor-to-ceiling windows that fill the space with natural light. To the rear, doors provide access to the bedroom and the utility room.

LIVING ROOM

Off the lobby is a generous living room enjoying views over the

front garden. From here, a door opens into the rear hallway, which provides access to two additional bedrooms.

BEDROOM WITH ENSUITE BATHROOM

Bedroom with double glazed window over looking the rear garden. This bedroom benefits from an ensuite bathroom with white loo, vanity unit with basin and full sized bath.

BEDROOM

The hallway leads to the double bedroom with double glazed window with views to the rear garden.

BEDROOM

Further single bedroom with radiator and window.

BATHROOM

A family bathroom featuring a loo, basin, and walk in shower.

UTILITY ROOM

Currently used as a versatile multi-functional space, the utility room is fitted with a range of under-counter cupboards and drawers, along with an induction hob. To the far end, there is a convenient shower. The room also benefits from direct access to the garden as well as internal access to the garage. This room provides scope for the new owner to change the configuration of the property if needed.

OUTSIDE

An impressive, large rear garden enjoys plenty of sunlight throughout the day. A brick outbuilding provides further storage.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

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

Email: southwold@flickandson.co.uk

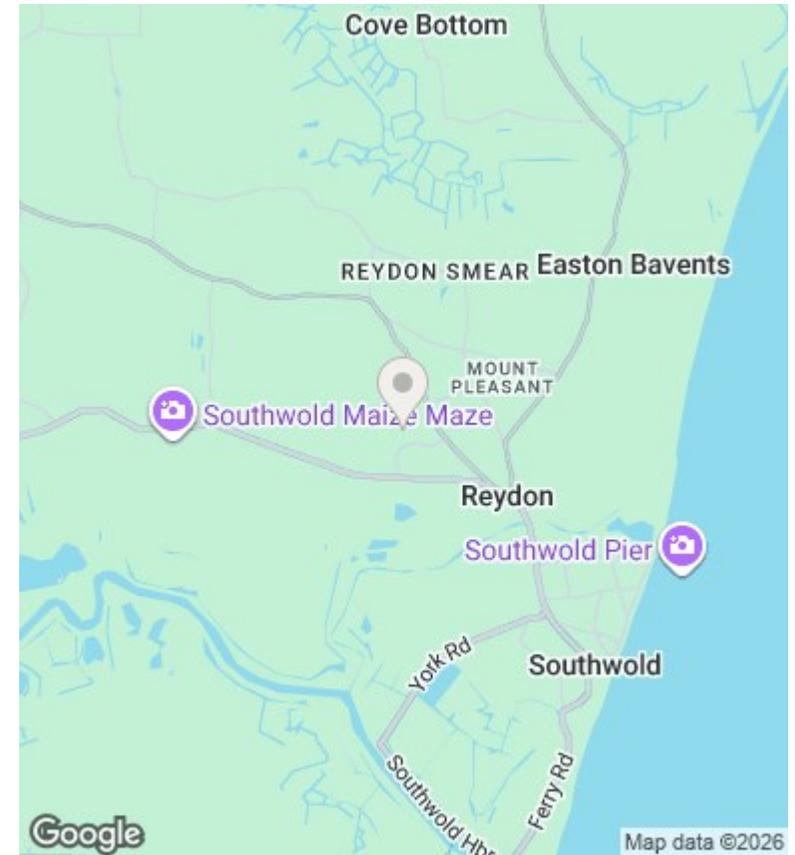
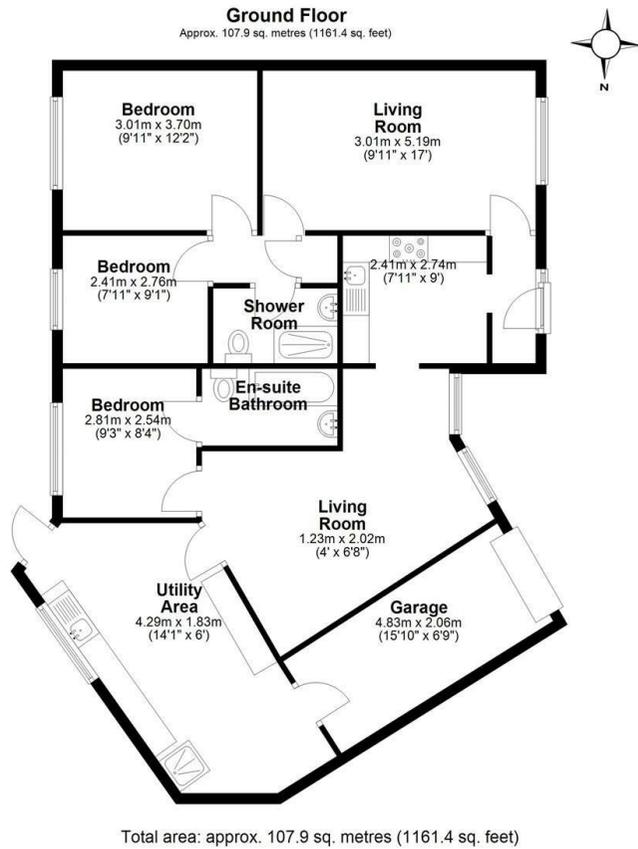
Tel: 01502 722253 Ref: 20956/RDB.

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.





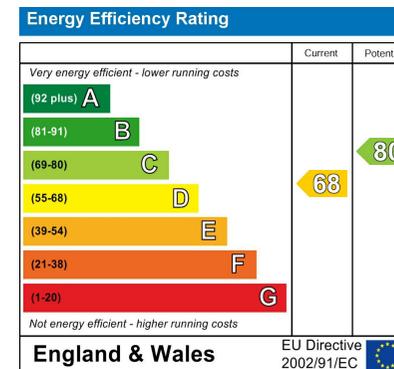


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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