



## Reydon,

Guide Price £225,000

- No Onward Chain
- Gas Central Heating
- 2 Bedrooms & Ensuite
- Retirement Bungalow for Over 55's (Shared Ownership)
- Double Glazing
- Open Plan Kitchen & Living Room
- Designed for Ease of Mobility
- Off Road Parking & Garden
- EPC - B

# Wangford Road, Reydon

A particularly spacious modern end terrace bungalow situated at the edge of the charming village located in the county of Suffolk, just a mile or so from the popular seaside town of Southwold. Nestled amidst the scenic Suffolk Coast and Heaths Area of Outstanding Natural Beauty, Reydon offers a peaceful, rural setting while being within easy reach of coastal attractions. The village is well-connected, with good road links to nearby towns such as Halesworth and Beccles, and the stunning beaches of Southwold are just a short distance away, offering sandy shores and a vibrant town centre. Reydon also benefits from a range of local amenities, including shops, schools, and a primary care service, making it an ideal location for those seeking a balance of countryside living with easy access to both nature and coastal life



Council Tax Band: B



## DESCRIPTION

A particularly spacious modern end terrace bungalow situated at the edge of Reydon. The property has well planned accommodation designed with the older generation in mind with spacious rooms, wide doorways and flush thresholds suitable for those with limited mobility. A large entrance hall with cloakroom to side and second bedroom or study over looking the front garden. The spacious living room opens to the rear garden and wide opening leads into the fitted kitchen. The well proportioned principle bedroom over looks the rear garden and has a large ensuite wet room. The rear garden enjoys a westerly aspect, laid to lawn with paved patio and pathways to a brick weave parking bay.

The freehold of the above property is held by Orwell Housing Association. Occupation is restricted to the over 55's. A shared ownership property the successful purchaser will acquire a 75% share and would become a leaseholder.

Prospective buyers will need to complete an eligibility check to show that they live within East Suffolk or have a family connection to the area and will be purchasing the property as their main home.

As this property is classed as affordable housing, any buyer would need to go through the application process with Orwell Housing Association and provide evidence of ID, address and income. Orwell Housing Association will guide a purchaser through this process.

## ACCOMMODATION

Sealed unit double glazed window and entrance door to:

### ENTRANCE HALL

### CLOAKROOM

White suite comprising hand basin and WC, double glazed window.

### KITCHEN

Range of fitted units comprising work surfaces with upstands, drawers and cupboards below and matching wall cupboards. Inset single drainer sink unit with mixer tap and plumbing for washing machine. Fitted gas hob and electric oven. Concealed fridge/freezer. UPVC double glazed window to side. Wall mounted gas fired central heating boiler.

### BEDROOM 1

UPVC double glazed window to rear.

ENSUITE White suite, hand basin, WC and floor drain shower. Tiled walls, heated towel rail.

### BEDROOM 2

UPVC double glazed window to front.

### OUTSIDE

To the front of the property is an open plan lawned garden. To the rear is an enclosed garden principally laid to lawn with paved pathway to the rear parking area, a brick weave parking bay providing off road parking space.

## TENURE

Leasehold.

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### **OUTGOINGS**

Council Tax currently Band B. Service charge/ground rent to be confirmed

### **VIEWING ARRANGEMENTS**

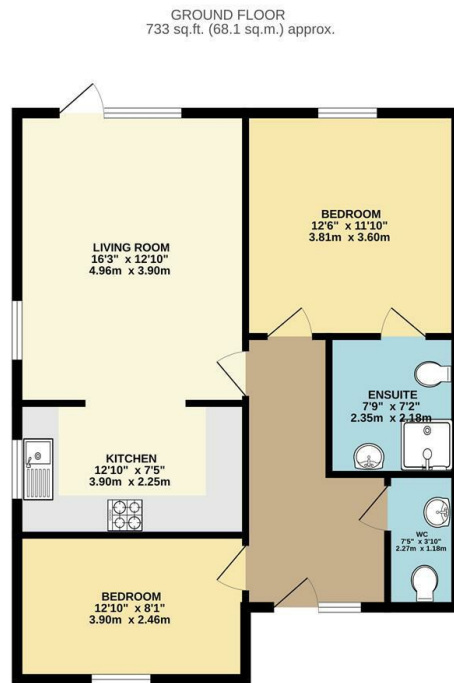
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 20990/RDB.

### **FIXTURES AND 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.







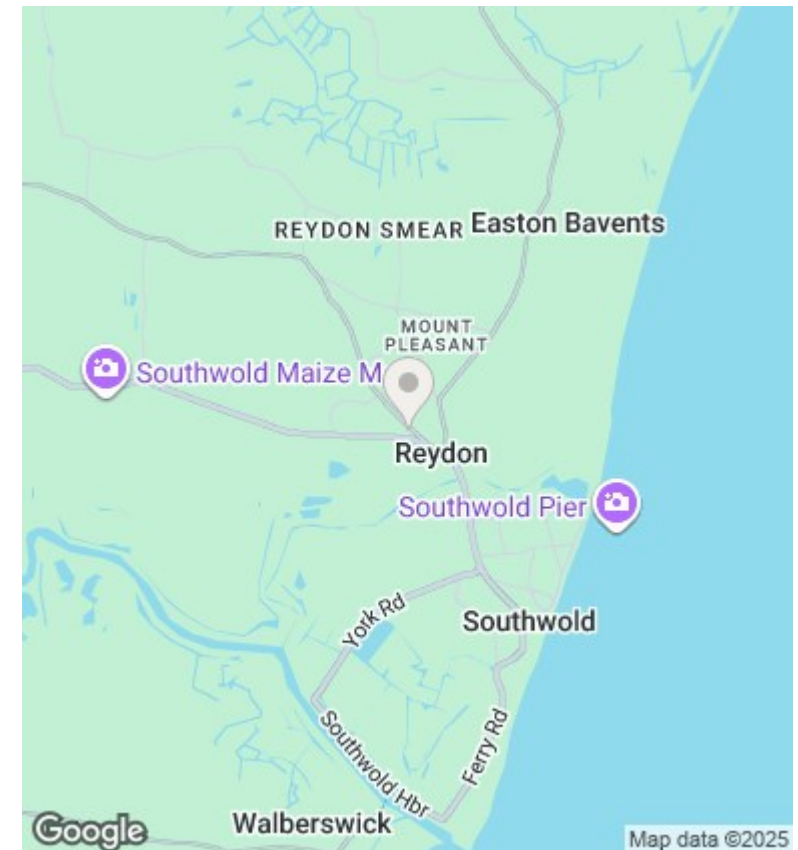
TOTAL FLOOR AREA - 733 sq.ft. (68.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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 is given as to their operation or efficiency on the ground.  
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## 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                    |           |             |
|---------------------------------------------|-----------|-------------|
|                                             | Current   | Potential   |
| Very energy efficient - lower running costs |           |             |
| (92 plus) <b>A</b>                          |           | <b>100+</b> |
| (81-91) <b>B</b>                            | <b>82</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>                             |           |             |
| Not energy efficient - higher running costs |           |             |
| EU Directive 2002/91/EC                     |           |             |
| England & Wales                             |           |             |

## 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)