



Reydon, Southwold

Guide Price £325,000

- No Onward Chain
- Spacious Living Room
- Ensuite
- Garage & Workshop
- Large Kitchen / Breakfast Room
- EPC - D
- Gas Central Heating & Double Glazing
- Garden Room

Wangford Road, Reydon

Offered for sale with no onward chain is this three bedroom detached bungalow situated in the ever popular village of Reydon. 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: E



DESCRIPTION

An individual detached bungalow situated in a peaceful cul de sac, in this popular coastal village of Reydon, and about one mile from the renowned seaside town of Southwold. The property is set well back from the road behind a wide open plan lawn. A concrete driveway provides off road parking and access to a detached garage, with an electric up & over attached door and attached workshop/store room. A further lawned garden with a central pathway leads to the front entrance. To the side and rear, the garden is laid to shingle with a further timber storeroom. The accommodation with double glazing and gas fired central heating comprises:

ACCOMMODATION

ENTRANCE LOBBY

Entrance door to:

HALLWAY

Two store cupboards. Deep airing cupboard with slatted shelves and gas central heating boiler.

KITCHEN / DINING ROOM

A range of fitted base and wall cupboards; work surfaces and sink unit; electric oven and hob with cooker hood over. Window and side entrance door. Patio doors to:

GARDEN ROOM

Roof light and patio doors to the side.

LIVING ROOM

Window overlooking the front garden.

BEDROOM

Window overlooking the side garden. Built in wardrobe.

BEDROOM

Window overlooking the rear garden. Built in wardrobe.

ENSUITE

Corner hand basin and W.C. Opaque window.

BATHROOM

Suite comprising panel bath, shower cubicle, hand basin and W.C. Wall tiling and opaque window.

GARAGE & WORKSHOP

A single garage with power and lighting. Electric remote controlled up & over entrance door. Side access to workshop/store room. Divided into two rooms with fitted bench, sink unit with cold water supply. Power and lighting.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

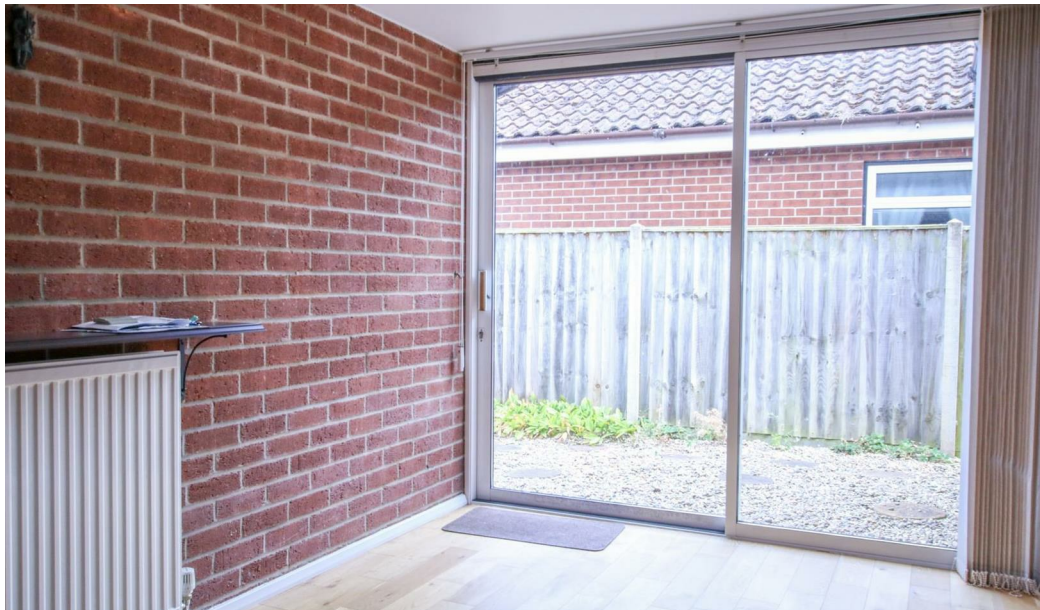
Please contact Flick & Son, 8 Queen Street, Southwold, IP1 8 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20625/RDB.

FIXTURES & FITTINGS

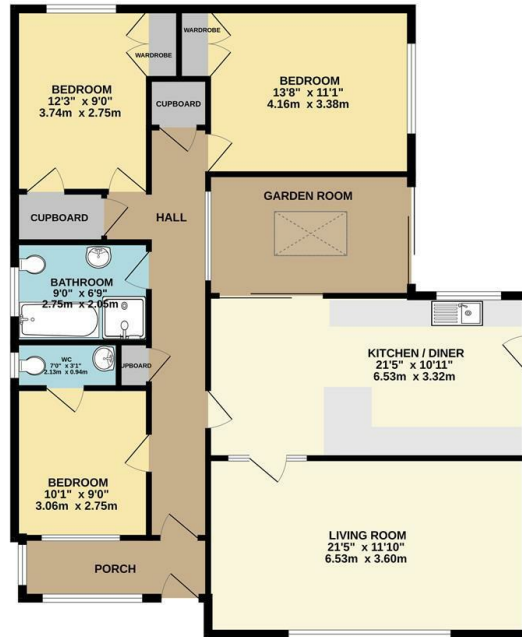
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be

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.





GROUND FLOOR
1261 sq.ft. (117.1 sq.m.) approx.



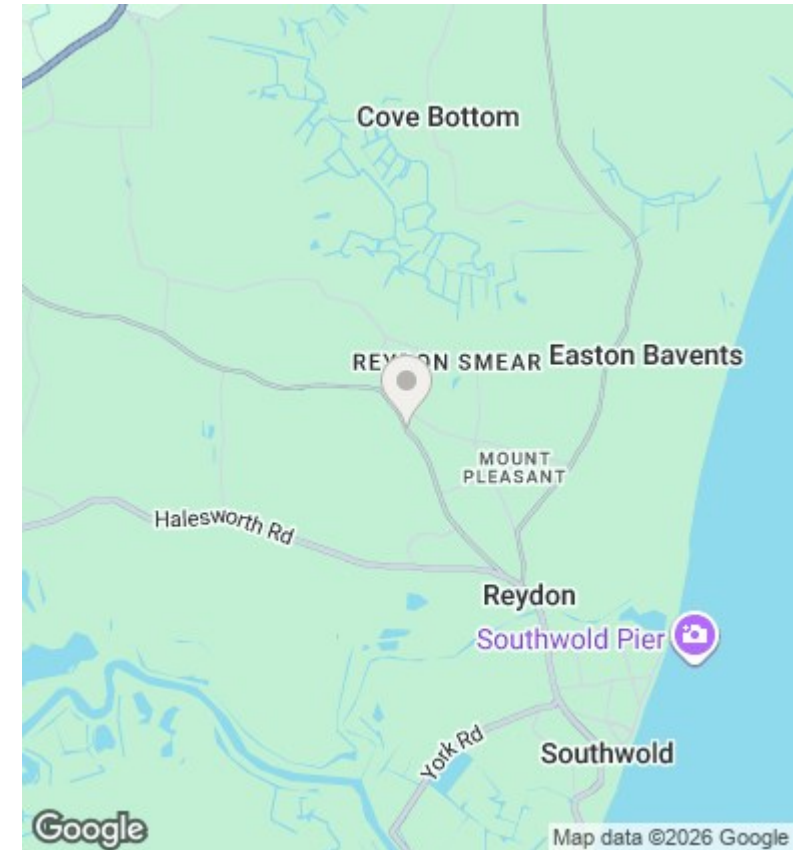
TOTAL FLOOR AREA: 1261 sq.ft. (117.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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 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
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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