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1 Nicholas Drive,
Reydon, Suffolk, IP18 6RE

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ESTATE AGENTS

A large 1960's bungalow requiring complete refurbishment situated very close to Southwold and the coast, overlooking deep lawned gardens in a quiet & popular location.

Offered chain free.

Accommodation comprises briefly:-

- Entrance Hall
- Conservatory
- Kitchen
- Large Sitting/Dining Room
- Three Bedrooms
- Bathroom
- Separate w.c. and further w.c. in garage
- Popular cul-de-sac
- Wrap around & deep lawned front garden
- Garage and parking



Property

A front door opens into the hallway where there are three bedrooms, all of generous proportions, a bathroom and a separate w.c. A large sitting/dining room enjoys views across its deep lawned garden from its large window. Off these rooms is a conservatory which takes you out to the side of the property. The kitchen is found to the rear, a door to the rear takes you out to the garage and a further w.c.

This property enjoys a good sized plot at the beginning of a very popular and quiet cul-de-sac in the lovely village of Reydon which is next to Southwold on the coast. A blank canvas and an opportunity for a buyer to create a large single storey home in an excellent location.



Outside

The property is approached from the side where there is a concrete drive and a single garage with an electric roller door. The good sized plot is grassed and edged to the front with mature hedges.

Location

Reydon adjoins the historic coastal town of Southwold, and has a public house, two general stores and primary and independent schools and a medical centre. Next to Southwold which has a High Street with plenty of shops. The town also offers golfing, good cycling and sailing clubs. Situated on the East Suffolk Heritage Coast, Southwold and Reydon occupy an ideal location for the many attractions in the area, perfect locations for a holiday or retirement.

GROUND FLOOR
1202 sq.ft. (111.6 sq.m.) approx.

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains drainage, electricity and water connected.

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: IP18 6RE

EPC: D

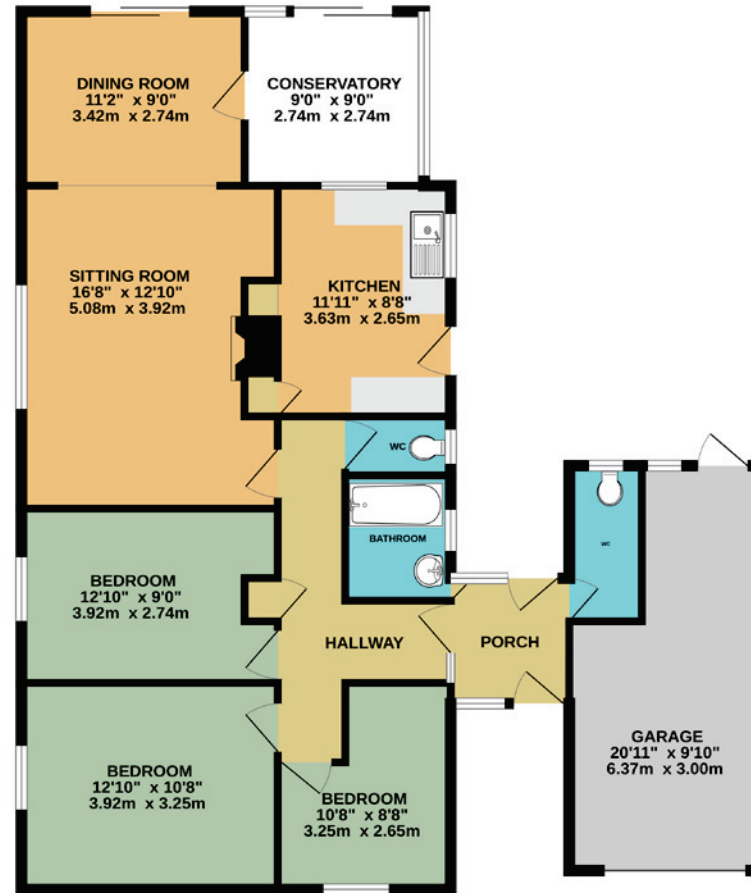
Tenure

Freehold

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £385,000



TOTAL FLOOR AREA: 1202 sq.ft. (111.6 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.

To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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