



47 GREEN LANE

REYDON



A two bedroom bungalow boasting a south west facing garden, single garage and driveway situated in the desirable village of Reydon.

You are welcomed into the property via a useful entrance hall with built in storage cupboard. A single garage is situated to the front of the property with a rear door accessed through a covered area, also providing access to the garden. A generous size sitting/dining room is the real heart of the home with a modern dual aspect kitchen and conservatory leading off. There are two bedrooms, the principal of which has built in wardrobes. The accommodation is completed with a wet room.

Halesworth and Darsham with services to London Liverpool Street Station via Ipswich.

AGENTS NOTE

Please note that the sale is subject to probate.

TENURE - FREEHOLD

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Band - C

EPC

TBC

SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

To the rear there is an enclosed garden which is mostly laid to lawn with an assortment of shrubs and trees.

Situated in the popular village of Reydon this area offers a number of local amenities. Reydon provides a number of shops, public house and medical centre with Southwold offering an abundance of local shops, restaurants and coastal attractions.

Reydon is situated three miles from the A12 and therefore offers good transport links by both road and rail with a train station at both





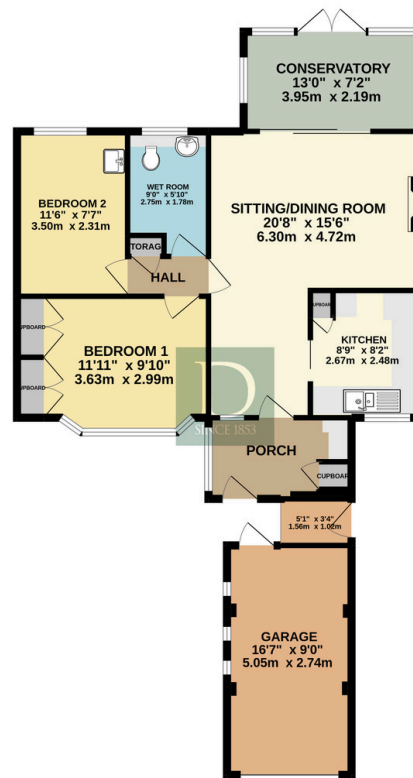
SOUTH WEST
FACING
GARDEN





FLOOR PLAN

GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA - 929 sq.ft. (86.3 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.
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