



Mount Pleasant Road, Reydon - IP18 6QG





## Mount Pleasant Road

Reydon, Southwold

Located in the sought after VILLAGE LOCATION of REYDON within CLOSE PROXIMITY OF SOUTHWOLD is this VICTORIAN MID TERRACE HOME presented in excellent order. In addition to the excellent internal accommodation is the impressive rear garden offering plenty of space as well as OFF ROAD PARKING. Internally you will find a HALL ENTRANCE, main bright and sunny reception room to the front and OPEN PLAN kitchen/dining room to the rear with a well fitted modern kitchen as well as access to the rear garden. On the first floor you will find TWO AMPLE BEDROOMS as well as a large family bathroom. The property offers modern GAS FIRED CENTRAL HEATING and uPVC DOUBLE GLAZING and plenty of potential to extend to the rear (stp). The property would suit a wide range of purchasers including buy to let / holiday let purchasers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Mid Terrace Cottage
- Sought After Location
- Close Proximity to Southwold
- Two Generous Receptions
- Re-fitted Kitchen
- Two Double Bedrooms
- Private & Generous Rear Garden with Parking
- Extension Potential (stp)

Located in the popular village of Reydon which provides a number of shops, public house and medical centre with Southwold just a short walk away/ Southwold offers 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 Halesworth and Darsham with services to London Liverpool Street Station via Ipswich.

#### SETTING THE SCENE

From the road side you will find parking on road to the front with a pathway leading to the main entrance door as well as a small front garden. The main front door is partially covered.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing. The main reception room is found to the left of the entrance hall with large window to the front allowing plenty of natural light as well as wood effect flooring and understairs cupboard. This leads into the open plan kitchen/dining area to the rear with plenty of space for a large table and double doors onto the rear garden. The kitchen has been recently re-fitted with a range of fitted units and wood effect worktops over. You will find integrated electric oven and gas hob as well as space for washing machine, dishwasher and fridge freezer. The gas boiler is found wall mounted. Heading up to the first floor landing you will find two bedrooms and a bathroom off the landing with loft hatch access. The main bedroom is found to the front with feature fireplace and built in wardrobe. There is a second bedroom overlooking the rear garden. The main bathroom is a generous size with a double shower cubicle, w/c and hand wash basin.

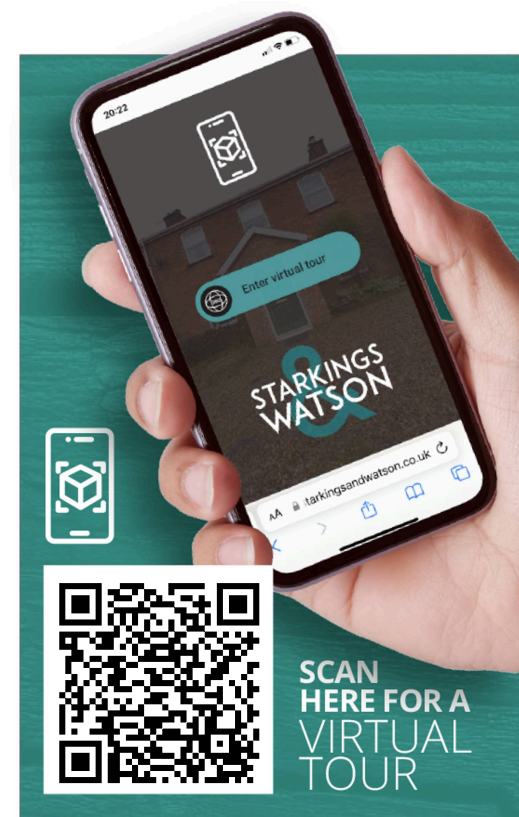
## FIND US

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What3Words : ///rooster.code.widen

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.











## THE GREAT OUTDOORS

Heading out to the rear via the French doors in the kitchen/dining room you will find a large wall enclosing a paved area with space for a table and chairs and a timber shed. The garden is split into two sections, bisected by a service track providing access for cars and to the off road parking for this property and others in the terrace row. The main section of garden is generous, mostly laid to lawn with various raised beds, shrubs and fruit trees as well as a large patio area.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

780.77 ft<sup>2</sup>

72.54 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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