

41 WINDSOR ROAD REYDON  
GUIDE PRICE £178,500 FREEHOLD

- Entrance Hall    Sitting Room    Conservatory    Kitchen/Diner
- Rear Lobby    Cloakroom
- Three First Floor Bedrooms    Bathroom
- Front and Rear Garden

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

## THE PROPERTY

Number 41 is a mid terraced three bedroom house of traditional brick construction with a tiled roof.

The property benefits from double glazing, gas fired central heating and a conservatory.

The accommodation in brief comprises an entrance hall, sitting room, conservatory, kitchen/diner, rear lobby and cloakroom. To the first floor are three bedrooms and a bathroom. There is a garden to the front and rear of the property.

The house would be ideally suited for either a first time buyer or as an investment opportunity.

To fully appreciate the accommodation offered, early viewing is advised.

## LOCATION

Number 41 is situated less than a mile from the renowned coastal town of Southwold with its beach, shops, bars and cafes.

The village of Reydon provides shops, a primary school and Church. Sports facilities can be found at Felicity Sports Club at St Felix School nearby.

This property is in a sought after village location that rarely comes on to the market, opposite the village green and recently opened medical centre around the corner and the nearby Randolph Hotel offering good food and the famous locally brewed Adnams beers.

The historic town of Southwold has an excellent range of leisure facilities and amenities including, golf, bowls and sailing clubs, High Street shops, pubs and restaurants, library, primary school, dental surgery, the award winning Pier, Churches and halls.

The locality is designated an Area of Outstanding Natural Beauty renowned for its coastal and country walks. For example, only 10 minutes drive are the sandy beaches of Walberswick, forest walks of Dunwich and the award winning bird reserve at Minsmere.

## DIRECTIONS

Leave Southwold office and proceed out of town over Might's Bridge and into Reydon. Take the second right into Lowestoft Road and then left fork into Covert Road. Continue for about a half mile turning left into Windsor Road and the property can then be found after a short distance on the left hand side.

The accommodation in more detail comprises:

## ACCOMMODATION

A uPVC front entrance door opens to the:-

## ENTRANCE HALL

Useful recess with coat hanging space; radiator; ceiling light point; coved and textured ceiling; stairs to first floor accommodation; fitted carpet; door to:-

## SITTING ROOM

17ft 2in x 11ft 7in.  
5.24m x 3.54m

Double glazed sliding patio door opens to the conservatory; feature brick fireplace with hearth and surround housing a gas fire; shelved recess to side of fireplace; under stairs storage cupboard; radiator; TV point; coved and textured ceiling; ceiling light point; fitted carpet; door to kitchen.

## CONSERVATORY

12ft 10in x 6ft 8in.  
3.91m x 2.03m

Double glazed to two aspects on a brick plinth with polycarbonate roof and door to garden; radiator; wall light point; fitted carpet.

## KITCHEN/DINER

14ft 7in x 11ft 8in.  
4.44m x 3.56m

Double glazed windows to front and rear aspects; stainless steel sink; a good range of Shaker style base and wall mounted units; work surfaces and tiled splash backs; built in electric oven; inset gas hob with integrated extractor over; plumbing for washing machine; fridge space; freezer space; fridge/freezer space; radiator; telephone point; built in shelved airing cupboard with hot water cylinder; built in boiler cupboard housing gas fired boiler for central heating and domestic hot water; coved and textured ceiling; ceiling light point; door to:-

## REAR LOBBY

With cupboard; space for tumble drier; stable door to exterior and door to:-

## CLOAKROOM

Window to side aspect; low level w.c.; corner basin with tiled splash back; electric wall mounted heater; wall light point; tiled flooring.

## FIRST FLOOR

Stairs from the entrance hall lead to the:-

## LANDING

Double glazed window to front aspect; useful over stairs storage cupboard; power; access hatch to part boarded and insulated loft space; coved and textured ceiling; ceiling light point; fitted carpet.

## BEDROOM 1

14ft 7in x 8ft 10in.  
4.44m x 2.69m

Window to front and rear aspect; radiator; built in wardrobe cupboard; TV point; telephone point; coved and textured ceiling; ceiling light point; fitted carpet.

## BEDROOM 2

11ft 8in x 8ft 5in.  
3.57m x 2.65m

Double glazed window to rear aspect; radiator; built in wardrobe cupboard; coved and textured ceiling; ceiling light point; fitted carpet.

## BEDROOM 3

8ft 8in x 8ft 1in.  
2.65m x 2.46m

Double glazed window to rear aspect; radiator; coved and textured ceiling; ceiling light point; laminate flooring.

## BATHROOM

Double glazed window to front aspect; a three piece suite in white comprising a panelled bath with shower attachment; pedestal wash basin and low level w.c.; radiator; ample tiling; extractor fan; ceiling light point; vinyl flooring.

## OUTSIDE-Front.

The front garden is enclosed by hedging to the sides and a picket fence to the front. Mainly lawn with some inset planting of shrubs and trees.

## OUTSIDE-Rear.

The rear garden is enclosed and has a paved patio, area of lawn and mature planting. There is a brick built workshop and garden store, greenhouse and further tin garden shed.

## LOCAL AUTHORITY

East Suffolk Council.

## SERVICES

We understand all mains services are connected.

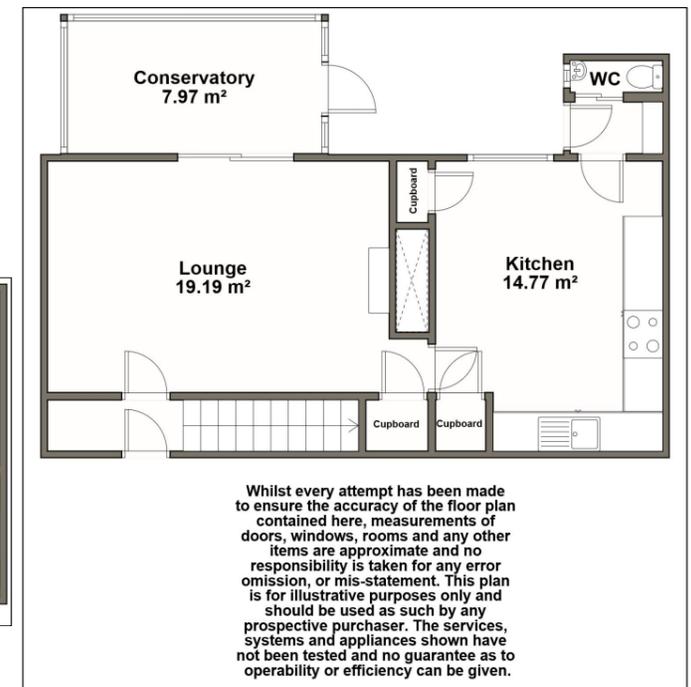
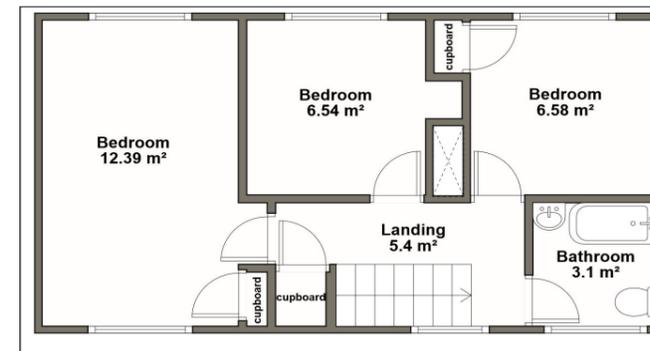
## ENERGY PERFORMANCE RATING

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## VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3954



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given.

Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office