



15 HURN CRAG ROAD REYDON  
GUIDE PRICE £225,000 FREEHOLD

No Onward Chain In Need of Upgrading

Porch Sitting Room Dining Room Kitchen

Rear Lobby Ground Floor Bathroom

Three Bedrooms

Front and Rear Garden

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

#### THE PROPERTY

Number 15 is a mid terraced three bedroom property which is in need of some upgrading. The property benefits from light and airy accommodation, gas fired central heating, open fireplaces and a pleasant garden. The accommodation in brief comprises a porch, sitting room, dining room, kitchen, rear lobby and ground floor bathroom. To the first floor are three bedrooms. There is a little garden to the front and an enclosed garden to the rear. The property would be suited for either full time occupation or for use as a holiday home, ideally located to explore all that this ever popular area has to offer.

#### LOCATION

Number 15 is situated less than a half mile from the renowned coastal town of Southwold with its beach, shops, bars and cafes. The village of Reydon provides shops, a primary school, Church, a recently opened medical centre and the Randolph Hotel offering good food and the famous locally brewed Adnams beers. Sports facilities can be found at Felicity Sports Club at St Felix School nearby. 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 surrounding area is a designated Area of Outstanding Natural Beauty renowned for its coastal and country walks. Only 10 minutes drive are the sandy beaches of Walberswick, forest walks of Dunwich and the award winning bird reserve at Minsmere.

#### DIRECTIONS

Leave the agents Southwold office and turn left heading out of the town. Take the second turn to the right into Lowestoft Road, continue for a short distance and take the second right into Hurn Crag Road. The property can be found after a short distance on the left hand side.

The accommodation in more detail comprises:

#### ACCOMMODATION

A half glazed entrance door opens to the PORCH with further half glazed entrance door to the:-

#### SITTING ROOM

12ft 8in x 11ft 10in.  
3.88m x 3.61m  
Window to front aspect; radiator; cast open fireplace with tiled insets and timber surround; TV point; three wall light points; ceiling light point; floor boards; door to:-

#### INNER LOBBY

With coat hanging space; stairs to first floor accommodation; door to:-

#### DINING ROOM

12ft 10in x 9ft 5in.  
3.92m x 2.87m  
Window to rear aspect; radiator; cast open fireplace with tiled insets and timber mantle over; under stairs storage cupboard; two wall light points; ceiling light point; floor boards; door to:-

#### KITCHEN

14ft 6in x 7ft 7in.  
4.42m x 2.32m  
Window to side aspect; stainless steel sink; a good range of base and wall mounted units; work surfaces and tiled splash backs; gas cooker space; plumbing for washing machine; fridge space; to radiators; ceiling light point; door to:-

#### REAR LOBBY

With half glazed door to the exterior and door to:-

#### BATHROOM

7ft 2in x 5ft 4in.  
2.19m x 1.63m  
Window to rear aspect; a three piece suite in white comprising a panelled bath with electric shower over and glass screen; pedestal wash basin low level toilet; radiator; wall mounted gas fired boiler for central heating and domestic hot water; ample tiling; ceiling light point.

#### FIRST FLOOR

Stairs from the inner lobby lead to the small landing with loft access and doors to bedrooms.

#### BEDROOM 1

12ft 8in x 11ft 9in.  
3.88m x 3.58m  
Window to front aspect; radiator; built in wardrobe cupboard; original cast fireplace; ceiling light point; fitted carpet.

#### BEDROOM 2

12ft 10in x 9ft 2in.  
3.92m x 2.80m  
Window to rear aspect; radiator; built in wardrobe cupboard; attractive cast fireplace; ceiling light point; floor boards; door and steps down to:-

#### BEDROOM 3

14ft 3in x 7ft 6in.  
4.34m x 2.30m  
Window to rear aspect; radiator; vanity style wash basin; ceiling light point; fitted carpet.

#### OUTSIDE

There is a little enclosed garden to the front of the property. The rear garden is enclosed by fencing and mainly laid to lawn with borders containing shrubs. There is a timber summerhouse and a gate at the rear of the garden for pedestrian access.

LOCAL AUTHORITY  
East Suffolk District Council.

#### ENERGY PERFORMANCE RATING

#### SERVICES

We understand all mains services are connected.

#### VIEWING

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

REF: 3969

AWAITING  
FLOOR PLAN  
AND  
ENERGY PERFORMANCE CERTIFICATE