



SOUTHWOLD & SAXMUNDHAM

EST. J 1993

JENNIE JONES

ESTATE AGENTS

SOUTHWOLD & SAXMUNDHAM



**6 ELLIOTT AVENUE REYDON
GUIDE PRICE £230,000 FREEHOLD**

Entrance Hall Sitting Room Dining Room Kitchen

Three First Floor Bedrooms Bathroom

Front and Rear Gardens Useful Outbuildings

No Onward Chain

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

A mid-terraced three bedroom property situated in a cul-de-sac.

The house would be ideally suited for either full time occupation or for use as a holiday home.

The accommodation in brief comprises an entrance hall, sitting room, dining room and kitchen. To the first floor are three bedrooms and a family bathroom. There is a courtyard garden immediately behind the house and useful outbuildings that could be converted to form additional accommodation or an office. Beyond the courtyard is a further spacious garden which is enclosed and mainly lawn.

LOCATION

Number 6 is situated approximately a half mile from the renowned coastal town of Southwold with its High Street shops, beach, 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.

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 the agents Southwold office and proceed out of town over Might's Bridge and into Reydon. Turn right into Lowestoft Road and then left at the fork into Covert Road. Continue for about 400 metres and turn right into Elliott Avenue. 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 beneath a storm porch opens to the:-

ENTRANCE HALL

Radiator; telephone point; under stairs storage cupboard; stairs to first floor accommodation; brick flooring; door to:-

SITTING ROOM

14ft x 10ft.
4.27m x 3.02m

Double glazed window to front aspect; fireplace with hearth housing a cast stove; radiator; TV point; picture rail; ceiling light point; wood flooring.

DINING ROOM

12ft x 10ft 9in.
3.64m x 3.27m

Double glazed window to rear aspect; tiled fireplace recess; radiator; built in shelved cupboard; built in shelved pantry with small window to rear aspect; ceiling light point; brick flooring. The dining room and kitchen could be knocked into one spacious room overlooking the courtyard, subject to any necessary planning consent.

KITCHEN

8ft 4in x 6ft 10in.
2.54m x 2.08m

Double glazed stable door and double glazed window to rear; stainless steel sink; base units and work surfaces; tiled splash backs; wall mounted unit; cooker space; fridge space; ceiling light point; brick flooring.

FIRST FLOOR

Stairs from the entrance hall lead to the:-

LANDING

With loft access hatch; power point; painted floor boards; door to:-

BEDROOM 1

14ft x 10ft 4in.
4.27m x 3.15m

Double glazed window to rear aspect; radiator; built in shelved cupboard; ceiling light point; laminate flooring.

BEDROOM 2

11ft 8in x 10ft 5in.
3.56m x 3.17m

Double glazed window to front aspect; radiator; picture rail; ceiling light point; laminate flooring.

BEDROOM 3

10ft 6in. X 7ft 10in. Max
3.22m x 2.40m

Double glazed window to front aspect; radiator; picture rail; ceiling light point; laminate flooring.

BATHROOM

Double glazed window to rear aspect; a three piece suite comprising bath with shower attachment; pedestal wash basin; low level w.c.; built in shelved cupboard housing the gas fired combi boiler for central heating and domestic hot water; ceiling light point.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

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SERVICES

We understand all mains services are connected.

VIEWING

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

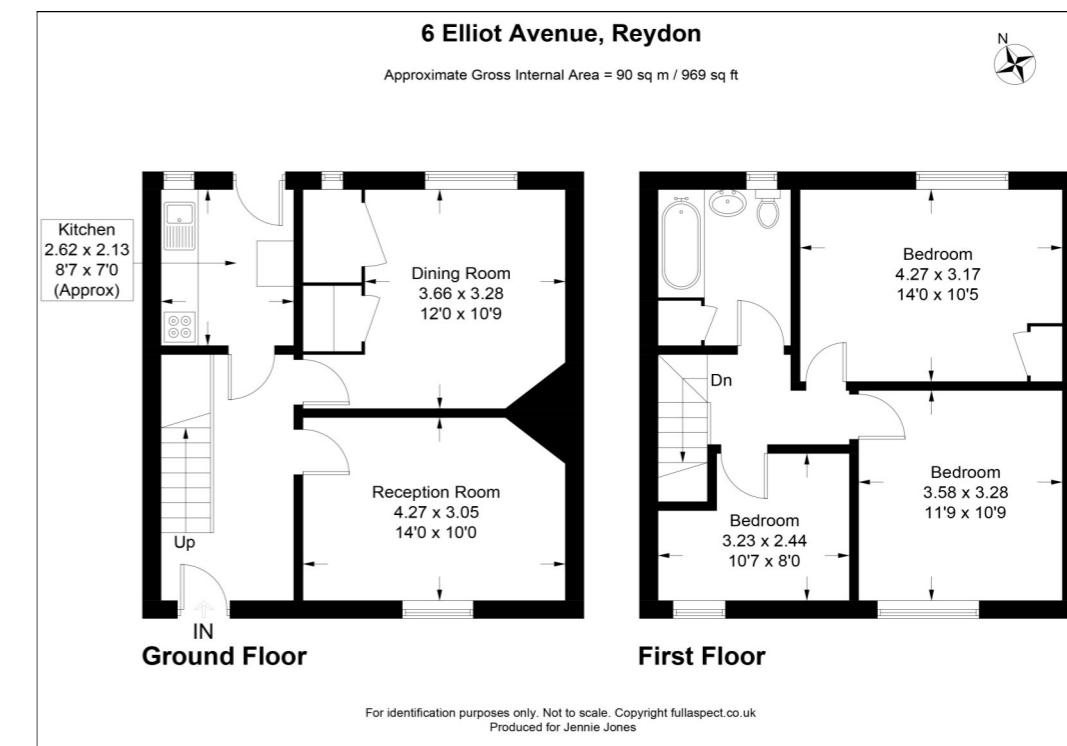
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OUTSIDE - Front.

The front garden is enclosed with a path leading to the front entrance, lawn and a collection of mixed planting.

OUTSIDE - Rear.

Immediately to the rear is the enclosed courtyard garden which is paved with borders containing some planting. Within this area is the brick built outbuilding which is divided into four sections. An outside w.c., log store, garden tool store and small work shop. A pedestrian right of way is at the end of the courtyard and beyond is the enclosed spacious garden which is mainly lawn with borders containing mixed planting. There is a timber garden shed and a poly tunnel.



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.