



6 BELCHERS GREEN REYDON  
GUIDE PRICE £170,000 FREEHOLD

No Onward Chain

Entrance Hall Cloakroom Sitting Room with Dining Area Kitchen

Three First Floor Bedrooms Bathroom

Front and Rear Garden

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

## THE PROPERTY

Number 6 is a mid terraced three bedroom property of traditional construction. The house would benefit from upgrading to most areas. Benefits include double glazed windows and doors, light and airy accommodation, front and rear garden. Heating is by an electric hot air ducted system.

The accommodation in brief comprises an entrance hall, cloakroom, sitting room with dining area and a kitchen. 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 suited for either full time occupation or for use as a holiday home, ideally located to explore all this ever popular area has to offer.

Internal viewing is highly recommended.

## 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 the town, over Might's Bridge and into Reydon. Take the second right into Lowestoft Road and then fork left into Covert Road. Continue for a short distance before turning right into Mount Pleasant. Belchers Green can be found at the end of the road on the left hand side.

The accommodation in more detail comprises:

## ACCOMMODATION

A double glazed front entrance door with side panel beneath a storm porch opens to the:-

### ENTRANCE HALL

With spacious built in cloaks cupboard; under stairs storage; stairs to the first floor accommodation; telephone point; ceiling light point; fitted carpet; door to:-

### CLOAKROOM

Double glazed window to front aspect; low level toilet; wall mounted wash basin with tiled splash back; plumbing for washing machine; ceiling light point; fitted carpet.

### SITTING ROOM and DINING AREA

21ft 8in x 11ft 4in.

6.62m x 3.47m

Double glazed windows to front and rear aspects; TV point; wall mounted heating thermostat; built in cupboard housing the electric boiler for hot air ducted heating; coving; two ceiling light points; fitted carpet.

### KITCHEN

11ft 1in x 7ft 8in.

3.39m x 2.34m

Double glazed window and door to rear aspect; 1½ bowl sink with mixer tap; a range of base and wall mounted units; work surfaces and tiled splash backs; cooker space; fridge space; ceiling light point; vinyl flooring.

### FIRST FLOOR

Stairs from the entrance hall lead to the:

### LANDING

With built in shelved linen cupboard; loft access hatch; ceiling light point; fitted carpet.

### BEDROOM 1

11ft 7in x 10ft 10in.

3.53m x 3.30m

Double glazed window to front aspect; ceiling light point; fitted carpet.

### BEDROOM 2

11ft 7in x 10ft 10in.

3.53m x 3.30m

Double glazed window to rear aspect; TV point; telephone point; wall light point; ceiling light point; fitted carpet.

### BEDROOM 3

9ft 11in x 7ft 8in.

3.04m x 2.33m

Double glazed window to front aspect; ceiling light point; fitted carpet.

### BATHROOM

Double glazed window to rear aspect; a three piece suite comprising panelled bath; low level toilet and pedestal wash basin; ample tiling; built in airing cupboard housing the hot water cylinder; ceiling light point; fitted carpet.

### OUTSIDE - Front.

The front garden is enclosed by picket fencing and mainly gravelled for ease of maintenance. There are borders containing mixed planting and a path leading to the front door.

### OUTSIDE- Rear.

The rear garden is enclosed by panel fencing, there is an area of lawn, borders containing shrubs, paved patio, outside water supply and timber garden shed.

### LOCAL AUTHORITY

East Suffolk Council.

### ENERGY PERFORMANCE RATING D

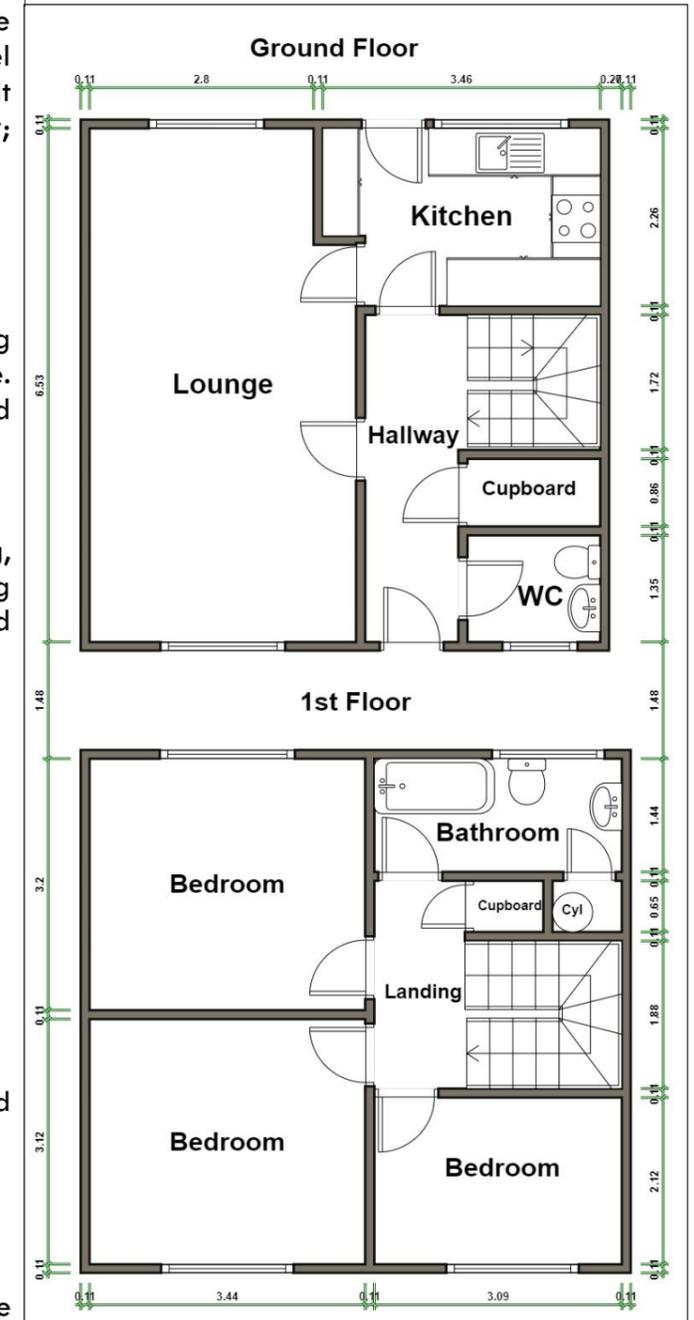
### SERVICES

We understand mains water, electricity and drainage are connected. Heating by electric hot air ducted system.

### VIEWING

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

REF: 3990



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