

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



Cherry Trees, Keens Lane, Reydon, Southwold, Suffolk IP18 6NT

PRICE

£425,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; DINING ROOM; FITTED KITCHEN; THREE BEDROOMS; SHOWER ROOM;
CLOAKROOM: GAS FIRED CENTRAL HEATING;
GOOD SIZED GARDENS; GARAGE; OFF ROAD PARKING**

THE PROPERTY

Situated in a sought after lane on the outskirts of Reydon, Cherry Trees is a detached bungalow on a good sized plot offering three bedrooms and in need of a programme of updating. Keens Lane is an unmade-up no through road and there is an attractive outlook from the front of the property over open farmland. Seemingly ideal, once work has been carried out, as a comfortable full time home or holiday retreat viewing is recommended. The property has a spacious entrance hall with storage and cloak cupboards and gives access to all rooms. The light and spacious sitting room has an aspect over the front garden and opens to the dining area. There is a fitted kitchen with built in oven, hob and fridge and freezer. Cherry trees has three bedrooms, a shower room with double width shower cubicle, WC and wash basin and there is a separate cloakroom with further WC and handbasin. Outside, the property is set back from the road by the front garden which has grass and mature trees and a private drive provides off road parking and leads to the single garage. Behind is a good sized garden again laid to grass, shrubs and trees.

LOCATION

Reydon has a public house, two general stores, a health centre and primary and independent schools, the village adjoins Southwold which has a High Street with a full range of shopping amenities. and also offers golfing and sailing clubs, a unique small cinema and library. Situated on the East Suffolk Heritage Coast, Southwold and Reydon occupy an ideal location for striking out at the many attractions in the area which include walks and cycling in the vicinity, the RSPB bird sanctuary at Minsmere and Aldeburgh to the south which is home to the internationally famous music festival.

GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.

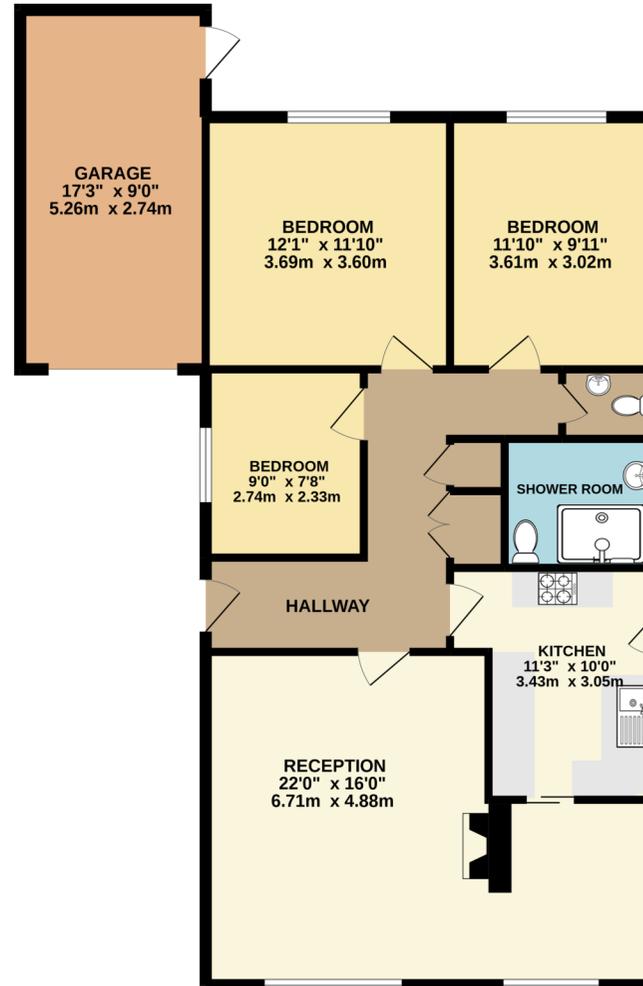
LOCAL AUTHORITY
East Suffolk Council.

COUNCIL TAX BAND = D

SERVICES
Mains electricity, gas, water and drainage.

VIEWING
By appointment through Jennie Jones Estate Agents:
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING = D



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.

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