MOLYNEUX
ESTATE AGENTS



Teasel Close

, IP28

Price £260,000

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Teasel Close

, Red Lodge, IP28

Price £260,000







Description

This modern three storey town house is available with no onward chain and enjoys excellent transport links via the nearby dual carriageway which offers convenient access to Newmarket, Cambridge and London as well as Thetford and Norwich in the other direction.

The property is located on the outskirts of a sought-after village which boasts a variety of amenities such as Tesco Express and Nisa convenience store, Reynard Surgery GP, Day Lewis pharmacy, Red Lodge Dental Practice, a fish and chip shop and takeaway as well as the Red Lodge Pavilion which includes a large children's playground, multi-use games area, playing field and a car park. There are also two primary schools, The Pines and St. Christophers.

Downstairs the property comprises a lounge, with useful understairs storage cupboard, a generous sized kitchen/ dining room, plus a separate utility area and downstairs W.C. The kitchen is fully fitted with a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated cooker with hob and extractor hood fitted over and ample space for a fridge freezer and dishwasher. There are also French doors overlooking the rear garden.

The utility area provides additional space for a washing machine and houses the wall mounted boiler which serves a gas fired central heating system.

The first floor includes two double bedrooms, landing storage cupboard and a family bathroom comprising W.C, wash hand basin and a bath.

Stairs lead to the second floor where you will find an impressive primary bedroom which features a spacious dressing area with two built in wardrobes as well as an en suite shower room with W.C, wash hand basin and a shower cubicle.

Outside, the property enjoys a fully enclosed rear garden with side gate access in addition to two allocated parking spaces. There is also a generous sized, timber shed, with a decking area beside for seating and entertaining.

Measurements

Cloakroom W.C - 5'6" x 3'3"

Lounge - 13'9" max x 11'10" max

Kitchen/ Dining Room - 12'7" max x 11'8" max

Utility Room - 6'9" x 4'4"

Bedroom - 13'6" x 11'7"

Dressing Area - 9'10" max x 8'11" max

En Suite - 7'10" x 5'00"

Bedroom - 12'9" x 8'5"

Bedroom - 13'7" x 8'4"

Family Bathroom - 6'8" x 6'6"

Timber Shed - 19'10" x 8'11"

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the

payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
There is a maintenance charge of £210.78 (paid from December 2025 for one year) which is payable FirstPort property management.

Council Tax Band - West Suffolk, C.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.











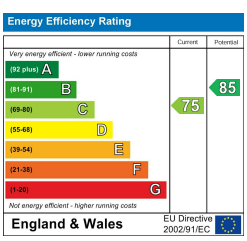


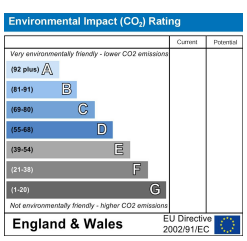




Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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