MOLYNEUX
ESTATE AGENTS

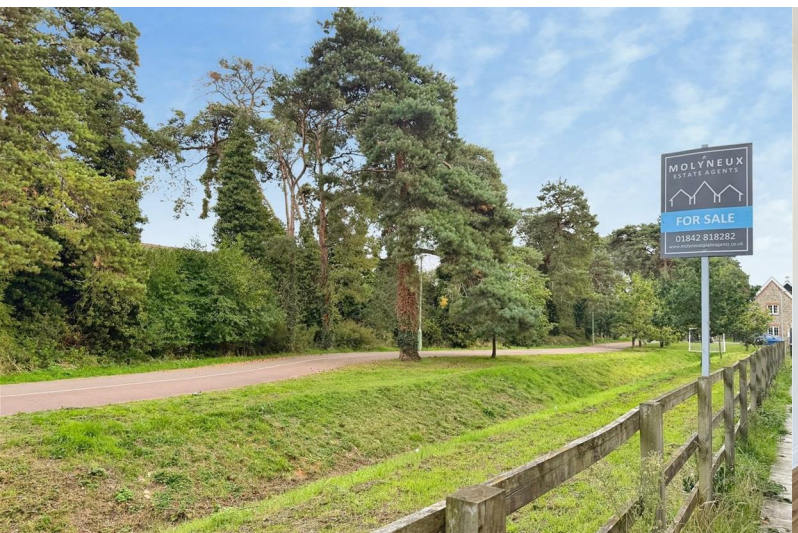


Rose Court

Red Lodge, IP28

Guide price £250,000

3 2 2 C





Rose Court

Red Lodge, IP28

Guide price £250,000







Description

GUIDE PRICE £250,000 - £260,000! 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 within the sought-after village of Red Lodge 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.

Upon entering this modern home you will find a welcoming entrance hall with ample space to remove coats and shoes, cloakroom W.C with a wash hand basin and stairs leading to the first floor landing.

The downstairs space comprises an impressive open plan kitchen/ dining room with French doors overlooking an attractive rear garden, as well as a useful understairs storage cupboard and an airing cupboard housing the hot water cylinder. The fitted kitchen offers a range of wall and base level units, 1.5 bowl stainless steel sink and drainer and integrated appliances which includes a fridge, freezer, washing machine and dishwasher as well as a cooker and gas hob with extractor hood fitted over.

The first floor offers a generous sized lounge and a double bedroom with built in wardrobes, whilst the second floor includes a further two bedrooms, both offering built in wardrobes, to include the primary bedroom and an en suite shower room. The internal accommodation is concluded by a family bathroom comprising W.C, wash hand basin and bath with shower attachment fitted.

Outside, the property benefits from a garage with an up and over front door and a parking space in front, as well as personal door access from the rear garden. The rear garden is enclosed by panel fencing and predominantly shingled for ease of maintenance, with a modern patio area which is ideal for seating/ entertaining. Meanwhile, the front of the property overlooks a small copse of trees.

Measurements

Entrance Hall - 9'2" max x 5'00" max

Cloakroom W.C - 5'6" x 4'11"

Kitchen/ Dining Room - 20'8" max x 14'11" max

Lounge - 14'11" max x 13'2" max

Bedroom - 13'3" plus depth of built in wardrobe x 9'1"

En Suite Shower Room - 6'1" x 5'6"

Bedroom - 12'5" including depth of built in wardrobe x 8'11" max

Bedroom - 12'8" max x 10'1" max

Family Bathroom - 6'9" max x 5'6" max

Anti-money Laundering and 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 service charge of approx £389.00 per annum, payable to Gateway Property Management.

Council Tax Band - West Suffolk, D.

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.



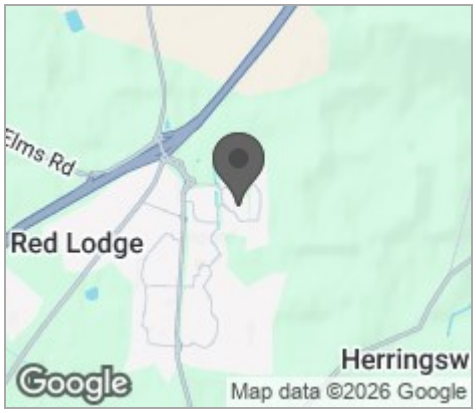


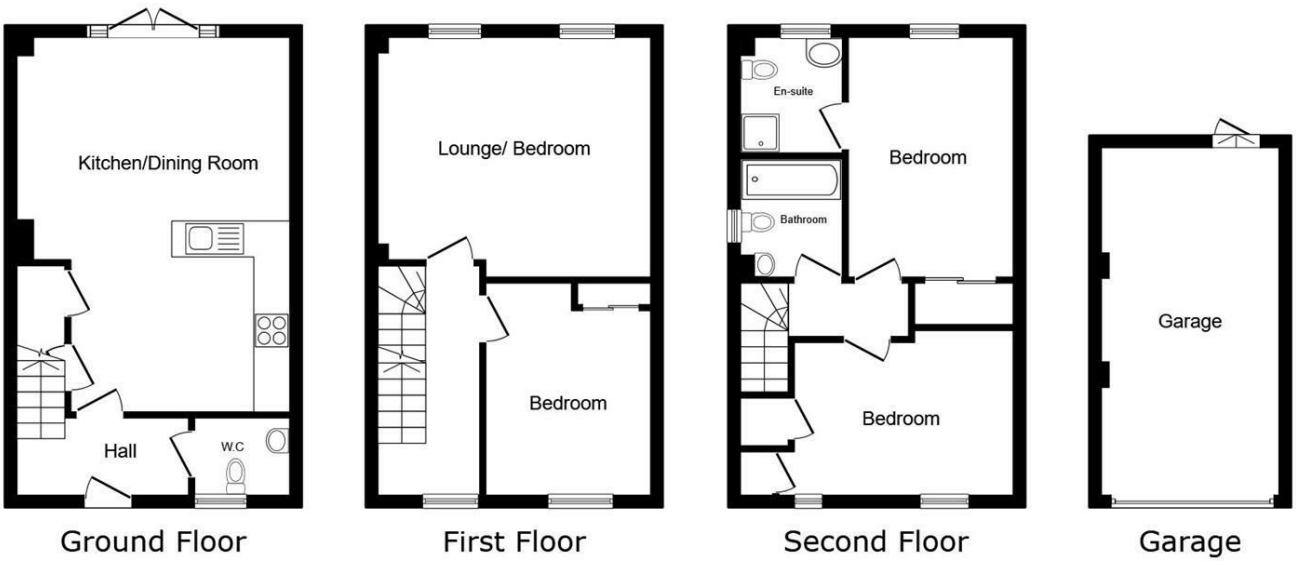








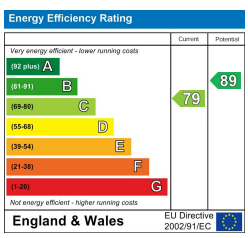


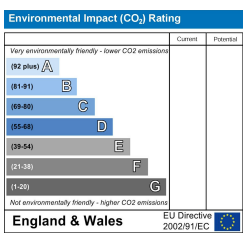


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

16 HIGH STREET, MILDENHALL, IP28 7EQ
TEL: 01638 474164 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**