MOLYNEUX
ESTATE AGENTS

Green Lane

Red Lodge, IP28

Offers over £250,000

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Description

This semi-detached three bedroom home is available with NO ONWARD CHAIN and offers EXCELLENT TRANSPORT LINKS to Newmarket, Cambridge, London, Bury St Edmunds and Norwich. The property would be ideal for, but not limited to, FIRST TIME BUYERS and is also located within close proximity to Mildenhall and Lakenheath which could make it a superb INVESTMENT OPPORTUNITY for local USAF personnel.

Downstairs the house comprises a welcoming entrance hall with ample space to remove coats and shoes as well as stairs leading to the first floor landing. Either side of the central hallway are the lounge and kitchen/diner, both of which include a window to the front aspect, as well as french doors to the rear. The kitchen includes a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated cooker, electric hob with extractor hood over as well as space for a fridge freezer, washing machine and dishwasher. The downstairs accommodation is concluded by a W.C and wash hand basin.

Upstairs the house enjoys three bedrooms and includes an en suite shower room with W.C and wash hand basin to the master bedroom as well as a built in double wardrobe. There is a separate family bathroom comprising W.C, wash hand basin and bath, whilst the first floor landing includes a useful storage cupboard and access hatch into the loft space above.

Outside the property benefits from a fully enclosed rear garden which has been laid to lawn and includes a small patio area. There is rear gate access out to the driveway which is complemented by a detached garage.

Measurements

Kitchen - 15'2" x 9'1"

Lounge - 15'2" x 10'8"

WC - 5'8" x 3'2"

Bedroom 1 - 9'1" x 8'9"

En Suite - 9'1" x 6'2" max

Bedroom 2 - 10'8" x 8'2" max

Bedroom 3 - 10'9" x 6'9"

Family Bathroom - 6'6" x 6'4" 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

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.

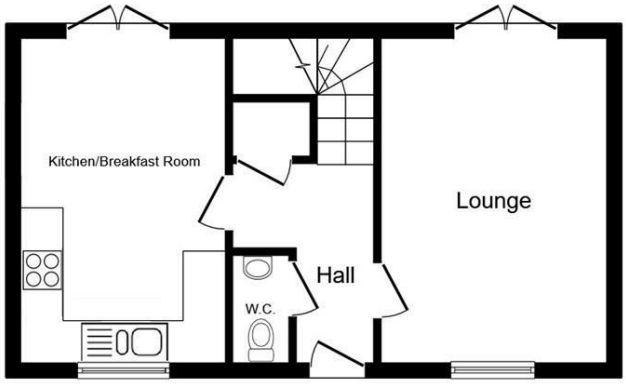
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a

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.

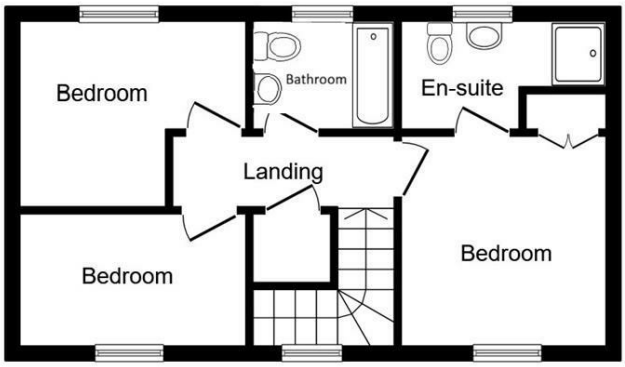
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.



Ground Floor

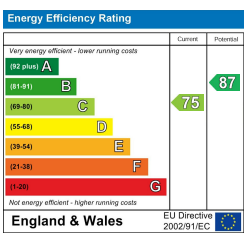


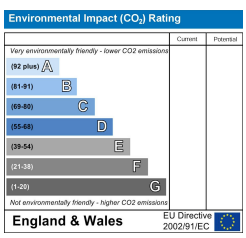
First Floor

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.

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