



## Acorn Way

Red Lodge, IP28

Prices from £57,500

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# Acorn Way

Red Lodge, Bury St. Edmunds, IP28

Prices from £57,500



## Description

This modern semi-detached home offers SHARED OWNERSHIP available from 25% and benefits from EXCELLENT TRANSPORT LINKS via the nearby dual carriageway providing convenient access to Newmarket, Cambridge and London as well as Thetford and Norwich in the other direction.

The property is located in a sought-after village location which includes 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.

Upon entering the front door you will find a welcoming entrance hall which provides ample space to remove coats and shoes and includes a large downstairs W.C, understairs storage cupboard and stairs which lead to the first floor landing. There is a lounge/ dining room which spreads across the rear of this modern home, overlooking an enclosed garden, and a fully fitted kitchen which offers a range of wall and base level units, stainless steel sink and drainer, integrated fridge freezer and a cooker with gas hob and extractor hood fitted over, plus a wall mounted gas boiler.

Upstairs the house boasts two double bedrooms, including built in wardrobes in the main bedroom, as well as a family bathroom comprising W.C, wash hand basin and a bath with shower attachment over.

The rear garden is fully enclosed, with a side access gate, and whilst predominantly laid to lawn it includes a decking area for seating/ entertaining in addition to a useful timber storage shed. There is also one allocated parking space.

## Measurements

Cloakroom W.C - 8'2" x 3'5"

Lounge - 14'5" x 12'6"

Kitchen - 11'7" x 8'1"

Bedroom - 14'5" max x 10'10" max

Bedroom - 17'00" x 7'7"

Family Bathroom - 7'00" x 6'6"

## Agents Note

Leasehold

Shares available from 25%

Full market value: £230,000

Years remaining on Lease: 83 years

Service Charge: £3.29 (including a £0.43 admin fee) per month

Buildings Insurance: £36.68 per month

Rent on remaining share (at 25% ownership): £477.33 per month

The maximum share that can be purchased initially is 75%. The share owned can also be 'stair-cased' in future to a maximum of 75%.

Council Tax Band - West Suffolk, B.

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.

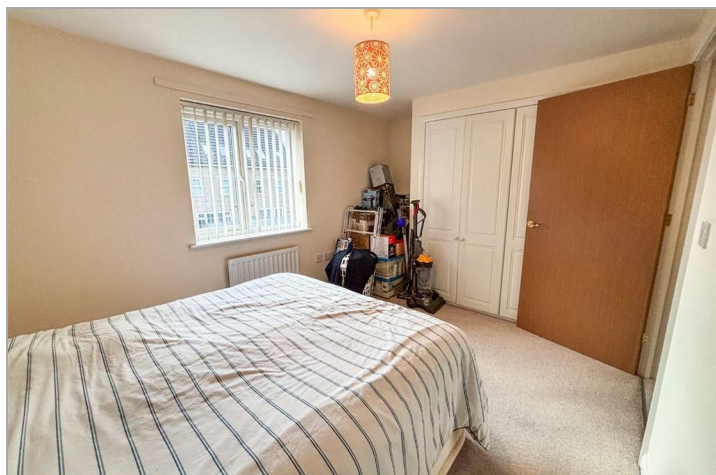
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

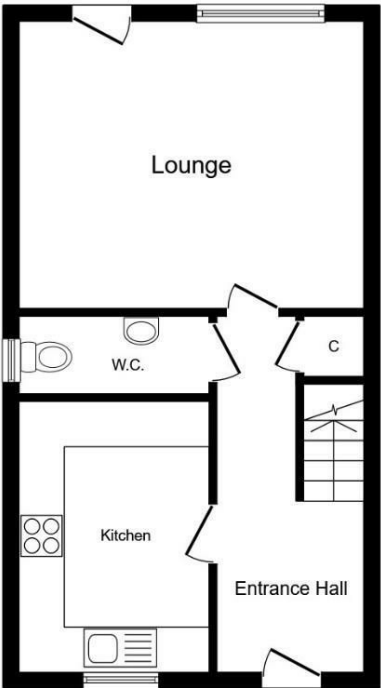
Items shown in photographs are not included unless they are

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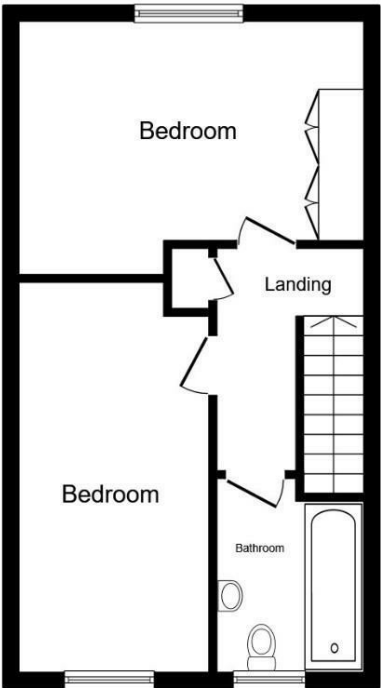
detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

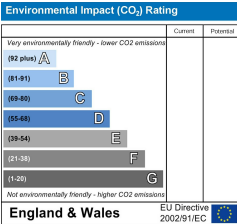
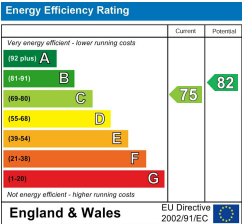


First Floor

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](http://www.Propertybox.io)

Viewing

Please contact our Brandon Office on 01842 818282 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.