



Harebell Road, Bury St. Edmunds, IP28 8TY

CHEFFINS

Harebell Road

Red Lodge, Bury St. Edmunds,
IP28 8TY

A detached family home with 4 bedrooms, all with fitted wardrobes, spacious living area on the ground floor offering living room with patio doors, dining room and large open plan kitchen / diner. Further benefits include 4 good sized bedrooms, master bedroom with en suite, gas central heating, enclosed rear garden and garage. Council tax band EPC Rating C

LOCATION

RED LODGE is a popular village within easy reach of Cambridge (15 miles), Newmarket (5 miles) and Bury St Edmunds (12 miles). Village amenities include a primary school, a good sized local supermarket, hairdressers, pharmacy, doctor's surgery, dental surgery, post office, pavilion and millennium centre and public house.

4 2 2

£1,650 PCM





ENTRANCE HALL

LIVING ROOM

with fireplace feature (gas fire capped off) and patio doors to rear garden.

DINING ROOM

CLOAKROOM

with WC and hand basin.

KITCHEN/ BREAKFAST ROOM

with a range of base and wall mounted units, integrated dishwasher, fridge/ freezer, electric oven with 4 ring gas hob and extractor over, sink with drainer and mixer tap, doors to rear garden.

UTILITY ROOM

with space for washing machine and dryer, shelves and sink with drainer and mixer tap.

FIRST FLOOR

with airing cupboard housing water cylinder.

BEDROOM ONE

with built in wardrobes.

EN SUITE

with shower cubicle, WC and hand basin.

BEDROOM TWO

with fitted wardrobes.

BATHROOM

with bath with shower over, WC and sink.

BEDROOM THREE

with fitted wardrobes.

BEDROOM FOUR

with fitted sliding wardrobes.

OUTSIDE

To the front of the house it is laid to lawn with a pathway to the front door and hedges surrounding the front.

At the side there is a garage and driveway for one car,

The rear offers an enclosed garden with patio area and lawn, personnel door to garage and side gate to the driveway.

Letting Agents Notes

Deposit - £1903.00

Holding Deposit - £380.00

EPC - C

Council Tax - E

Square Footage - 1377.78

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£1,650 PCM
Council Tax Band - E
Local Authority - West Suffolk



Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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