

Boundary Road, Red Lodge, IP28 8JQ

CHEFFINS

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Boundary Road

Red Lodge,
IP28 8JQ

3 1 1

Guide Price £340,000

- Detached Bungalow
- 3 Bedrooms
- Generous Front & Rear Gardens
- Converted Garage (Ideal Home Office/Gym)
- Off-Road Parking
- Conveniently Situated
- NO CHAIN



A 3 bedroom detached bungalow offered for sale with NO CHAIN, ideally situated close to local amenities and providing convenient access to the A11. The spacious accommodation comprises a living room with a bay window, a good sized kitchen, 3 versatile bedrooms and a family bathroom. Externally the property is set back from the road, benefiting from a private front garden and an enclosed rear garden. Additional features include a converted garage, ideal for a variety of uses, and a substantial shed, offering excellent additional storage space.









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, pavilion and millennium centre and public house.

ENTRANCE PORCH
with glazed double entrance doors, internal door leading through to;

ENTRANCE HALL
with a radiator.

LIVING ROOM
with a radiator, bay window to the front aspect.

KITCHEN
with a range of wall and base mounted cupboards with rolled edge worktop surfaces, sink, wall mounted boiler, space and plumbing for dishwasher, integrated oven and hob with extractor hood over, space for American style fridge/freezer, window to the rear aspect and door leading outside.

BEDROOM 1
with built-in wardrobes and drawers, radiator, window to the front aspect.

BEDROOM 2
with a radiator, window to the rear aspect.

BEDROOM 3
with a radiator, loft hatch, window to the side aspect.

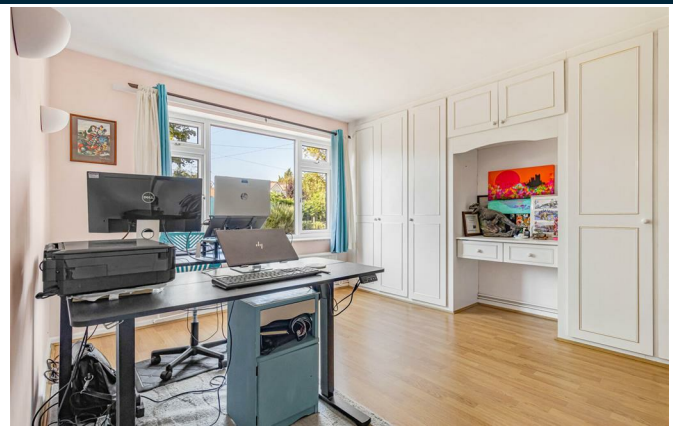
FAMILY BATHROOM
with a panelled bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, window to the rear aspect.

OUTSIDE
The private rear garden is laid to lawn with a large storage shed with power and light and 2 windows to the side aspect. A paved pathway leads to the side gated access.

To the front of the property is a further garden area enclosed by hedgerow borders to the front and side offering a high degree of privacy.

OFFICE/STUDIO
Formerly the garage which has been converted into a versatile studio/office/gym with power and lighting, large stainless steel sink unit, 3kw plug socket, extractor fan, window and door to the side aspect.

SALES AGENTS NOTES
For more information on this property, please refer to the Material Information Brochure on our website.





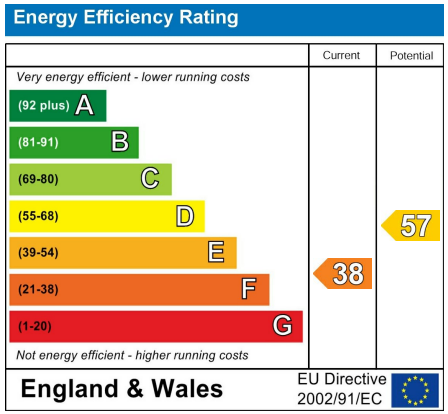














Guide Price £340,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

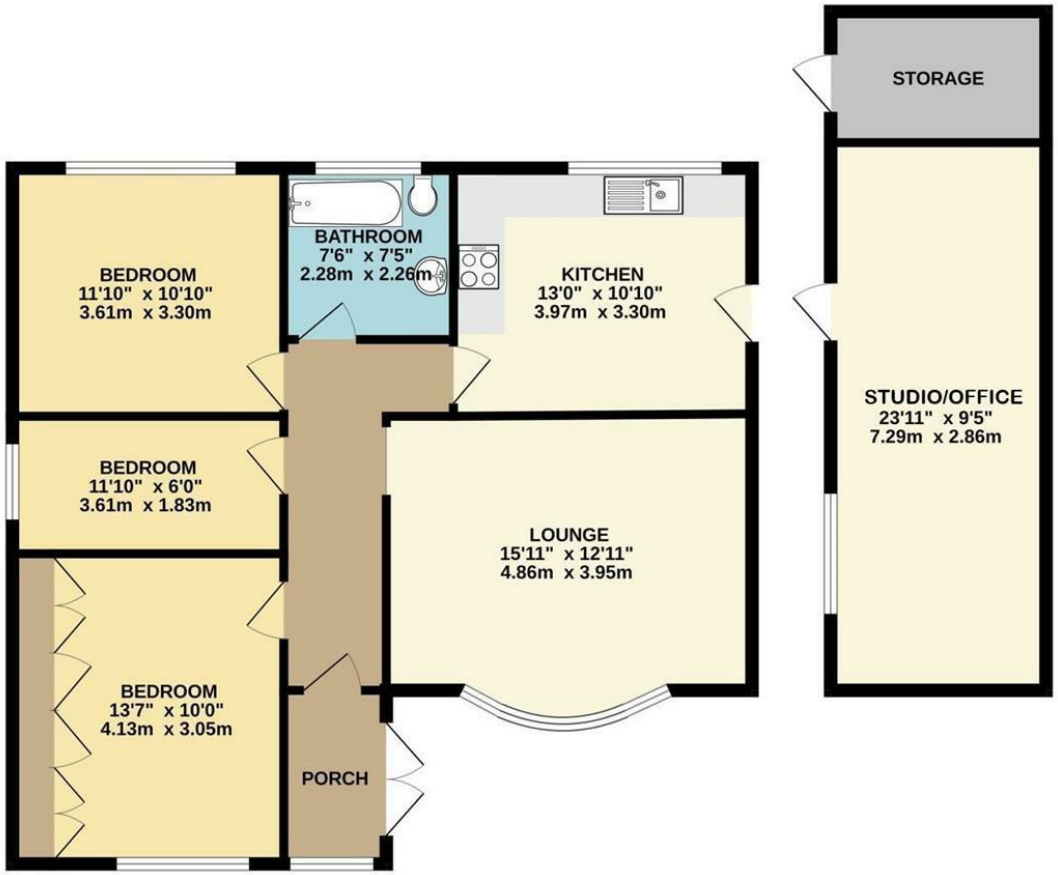






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GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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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