



Burdock Road, Red Lodge, IP28 8YU

**CHEFFINS**

## Burdock Road

Red Lodge,  
IP28 8YU

- Modern House
- 3 Bedrooms – 1 Ensuite
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Driveway

A modern end terraced property located within a popular development in Red Lodge. The accommodation comprises of a living room, kitchen/dining room, 3 bedrooms with 1 ensuite and a family bathroom. Outside is an enclosed rear garden and a driveway to the side of the property provides off road parking for 2 cars. Viewing Recommended.

3 2 1



**Guide Price £275,000**



## 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.

**ENTRANCE HALL**

with entrance door, laminate flooring, radiator, thermostat controls, stairs to the first floor, under stairs storage cupboard.

**CLOAKROOM**

with a low level WC, wall mounted wash hand basin, radiator, tiled splashbacks, inset spotlights, extractor fan, window to the front aspect.

**KITCHEN/DINING ROOM**

16'3 x 7'11

with a range of matching wall and base units with worksurfaces over, 1.5 bowl stainless steel sink unit, integral fridge/freezer, built-in electric oven and 4 ring gas hob with extractor hood over, space and plumbing for washing machine, inset spotlights, laminate flooring, extractor fan, radiator, bay fronted window to the front.

**LIVING ROOM**

15'2 x 12'2

with a radiator, under stairs storage cupboard, laminate flooring, window to the rear and French doors opening onto the rear garden.

**FIRST FLOOR****LANDING**

with an airing cupboard housing combination gas boiler.

**BEDROOM 1**

12'10 x 8'4

with a built-in wardrobe, radiator, window to the front aspect.

**ENSUITE SHOWER ROOM**

3'4 x 8'3

with a 3 piece suite comprising a shower cubicle with tiled splashbacks, wall mounted wash hand basin, low level WC, inset spotlights, extractor fan, heated towel rail.

**BEDROOM 2**

11'11 x 8'4

with access to the loft space, radiator, window to the rear aspect.

**BEDROOM 3**

6'6 x 9

with a radiator, window to the front aspect.

**BATHROOM**

7'11 x 6'5

with a 3 piece white suite comprising a side panel bath with shower over, wall mounted wash hand basin, low level WC, tiled splashbacks, inset spotlights, extractor fan, heated towel rail, vinyl flooring.

**OUTSIDE**

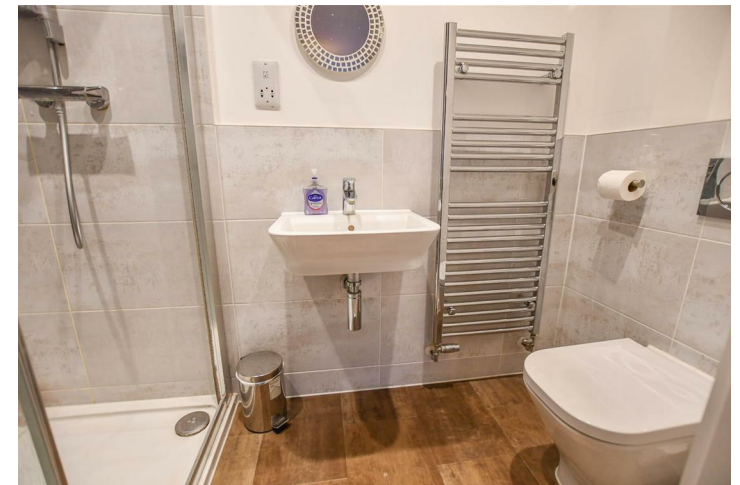
To the front of the property is a small garden area laid to lawn with pathway access. To the side of the property is a driveway for 2 cars and gated side access into the garden.

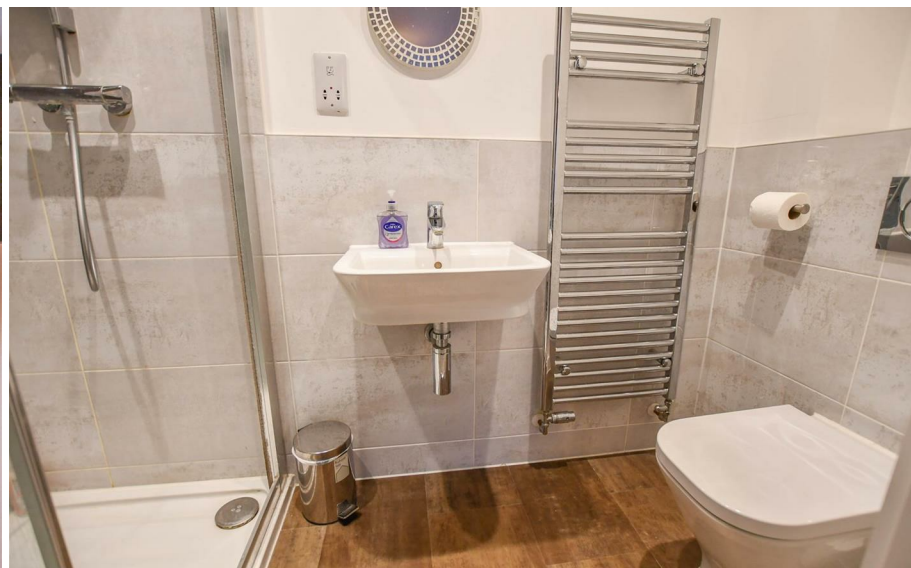
The rear garden is mainly laid to lawn and enclosed by timber fencing with a patio seating area, flower bed borders, a timber built shed and side gated access.

**SALES AGENTS NOTES**

Annual Service Charge approx. £100 payable to Remus Management Ltd for the maintenance of the communal areas.

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) <b>A</b>                          |                            | <b>95</b>                                                                         |
| (81-91) <b>B</b>                            | <b>84</b>                  |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Guide Price £275,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - West Suffolk







Agents Note: Stamp Duty thresholds have and are changing imminently.

Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

Black Bear Court High Street, Newmarket, CB8 9AF

01638 663228 | [newmarket@cheffins.co.uk](mailto:newmarket@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)

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.

