



Primrose Drive, Red Lodge, IP28 8ZQ

**CHEFFINS**

## Primrose Drive

Red Lodge,  
IP28 8ZQ

- Modern Link-Detached Home
- 3 Bedrooms
- Spacious Living/Dining Room
- Modern Bathroom
- Enclosed Rear Garden
- Off-Road Carport Parking
- Well Presented
- Excellent Transport Links

A well presented 3 bedroom link detached home with excellent transport links to both Newmarket and Bury St Edmunds. The accommodation comprises an entrance hall, spacious living/dining room, a modern well-equipped kitchen, cloakroom and a recently refitted bathroom. External features include a landscaped rear garden featuring an Indian sandstone patio and a carport to the side providing off-road parking. The property is initially offered as a 45% shared ownership property, with an opportunity to purchase a higher percentage, please call the office to discuss this further.

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**Guide Price £135,000**





## LOCATION

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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**

12'11 x 6'2

Spacious area with a double glazed composite entrance door, engineered oak herringbone style flooring, radiator, stairs to the first floor, under stairs storage cupboard, further storage cupboard.

**CLOAKROOM**

5'11 x 3'2

with a low level WC, pedestal wash hand basin, vinyl flooring, radiator, extractor fan.

**KITCHEN**

12'11 x 6'7

with a range of matching wall and base units with solid wood work surfaces, tiled splashbacks, range of built-in appliances including a 4 ring Zanussi hob with extractor hood over, electric oven, fridge/freezer, dishwasher and washing machine, gas fired combination boiler, engineered oak herringbone style flooring, radiator, double glazed window to the front aspect.

**LIVING/DINING ROOM**

16'10 x 14'2

with engineered oak herringbone style flooring, radiator, double glazed window to the rear aspect and French doors opening onto the rear garden.

**FIRST FLOOR****LANDING**

with access to the loft space.

**BEDROOM 1**

12'8 x 9'3

with a radiator, double glazed window to the front aspect.

**BEDROOM 2**

14'7 x 8'4

with a radiator, double glazed window to the rear aspect.

**BEDROOM 3**

9'11 x 8'1

with a radiator, double glazed window to the rear aspect.

**FAMILY BATHROOM**

7 x 5'6

with a beautifully refitted suite comprising a side panel bath with rainfall shower over, low level WC, pedestal wash hand basin, black heated towel rail, tiled flooring and tiled walls, extractor fan, airing cupboard.

**OUTSIDE**

The rear garden has been beautifully landscaped with a large Indian sandstone patio, an area laid to lawn with a timber shed and gated access leading to the carport. The carport benefits from a further timber built storage shed and is laid to block paving providing off-road parking for 2 cars

To the front is an area laid to lawn with flower bed borders.

**SALES AGENTS NOTES**

Tenure - Leasehold

Length of Lease - 118 years remaining

Shared Ownership - 45%

Monthly Shared Ownership Rent - £427.84

Monthly Service Charge - £45.42

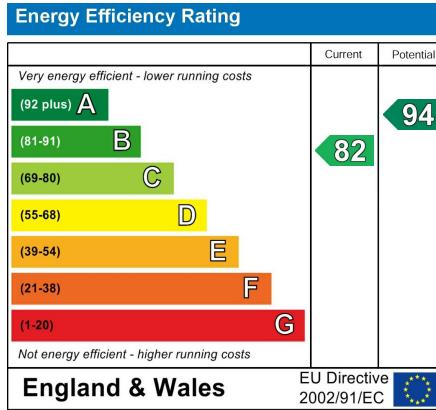
Service Charge Review Period - Annually

The full market value is £300,000 there is an option to purchase a higher percentage if desired, up to 100% full ownership. If you buy a larger share, you'll pay less rent.

To be eligible to purchase, buyers can not earn more than £80,000 annually or own another property. If they are selling, they are only proceedable once they are SSTC with a complete chain.

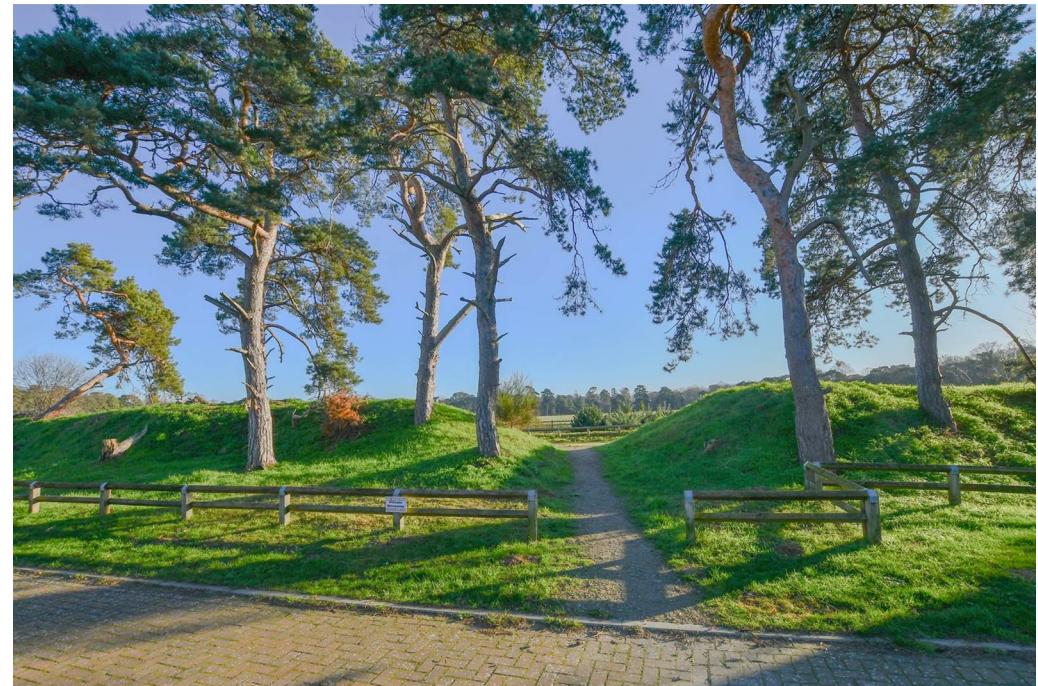
For more information on this property, please refer to the Material Information Brochure on our website.





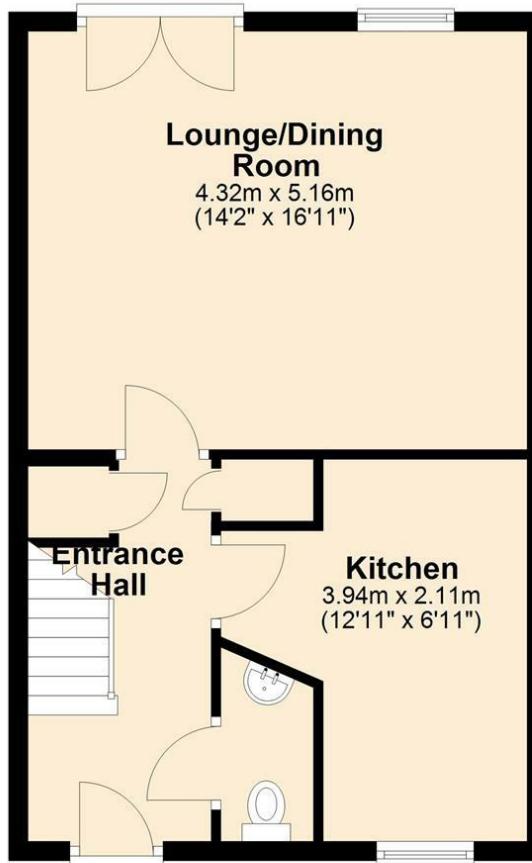
Guide Price £135,000  
Tenure - Leasehold  
Council Tax Band - C  
Local Authority - West Suffolk



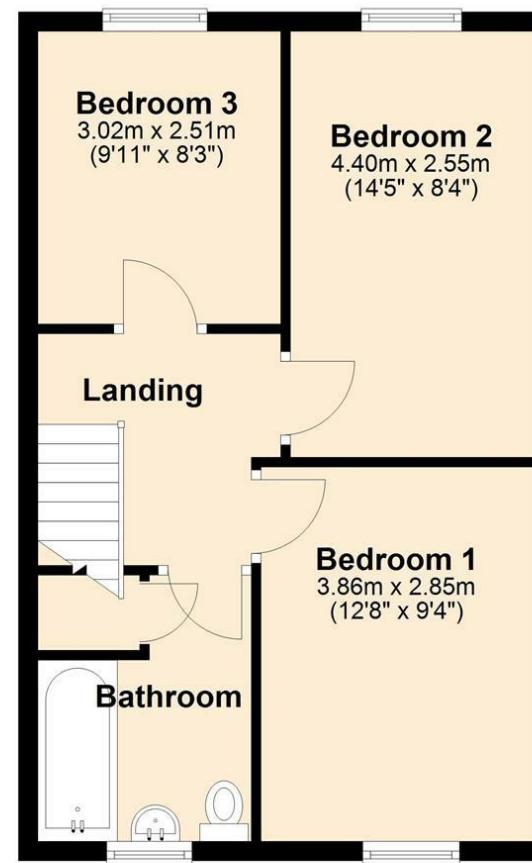


**Ground Floor**

Approx. 43.1 sq. metres (464.1 sq. feet)

**First Floor**

Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 86.2 sq. metres (928.2 sq. feet)

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.

