



Warren Road, Red Lodge, IP28 8JP

CHEFFINS

Warren Road

Red Lodge,
IP28 8JP

- 3 Bedroom Bungalow
- NO CHAIN
- Excellent Potential
- Conservatory
- Enclosed Rear Garden
- Large Garage & Driveway

A 3 bedroom bungalow offered with NO CHAIN and located in the popular village of Red Lodge, within walking distance to local amenities. The property benefits from a large garage, a good sized front garden and driveway providing off-road parking for multiple vehicles and an enclosed rear garden.

 3  1  1

Offers In Excess Of £250,000





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 and alarm panel, door leading through to the main hallway with a window to the side aspect.

KITCHEN

with a range of wall and base units, inset stainless steel sink and drainer, freestanding electric oven with extractor hood over, space for further appliances and window to the front aspect.

LIVING ROOM

with a newly fitted fireplace and window to the front aspect.

BEDROOM 1

with large patio sliding doors leading through to the conservatory.

CONSERVATORY

Dual aspect windows and door leading onto the garden.

BEDROOM 2

with a window to the rear aspect.

BEDROOM 3

with a built-in wardrobe and a window to the side aspect.

SHOWER ROOM

with a low level WC, vanity hand wash basin, shower cubicle and storage cupboard.

OUTSIDE

To the front of the property is a hardstanding driveway leading to the car port and garage and a lawned area to the side with shrub borders.

The enclosed rear garden is laid to lawn with a patio seating area, shed, greenhouse and oil tank.

GARAGE

with an up and over door, power and light. Storage area to rear with pedestrian door leading into the garden.

Sales Agents Notes

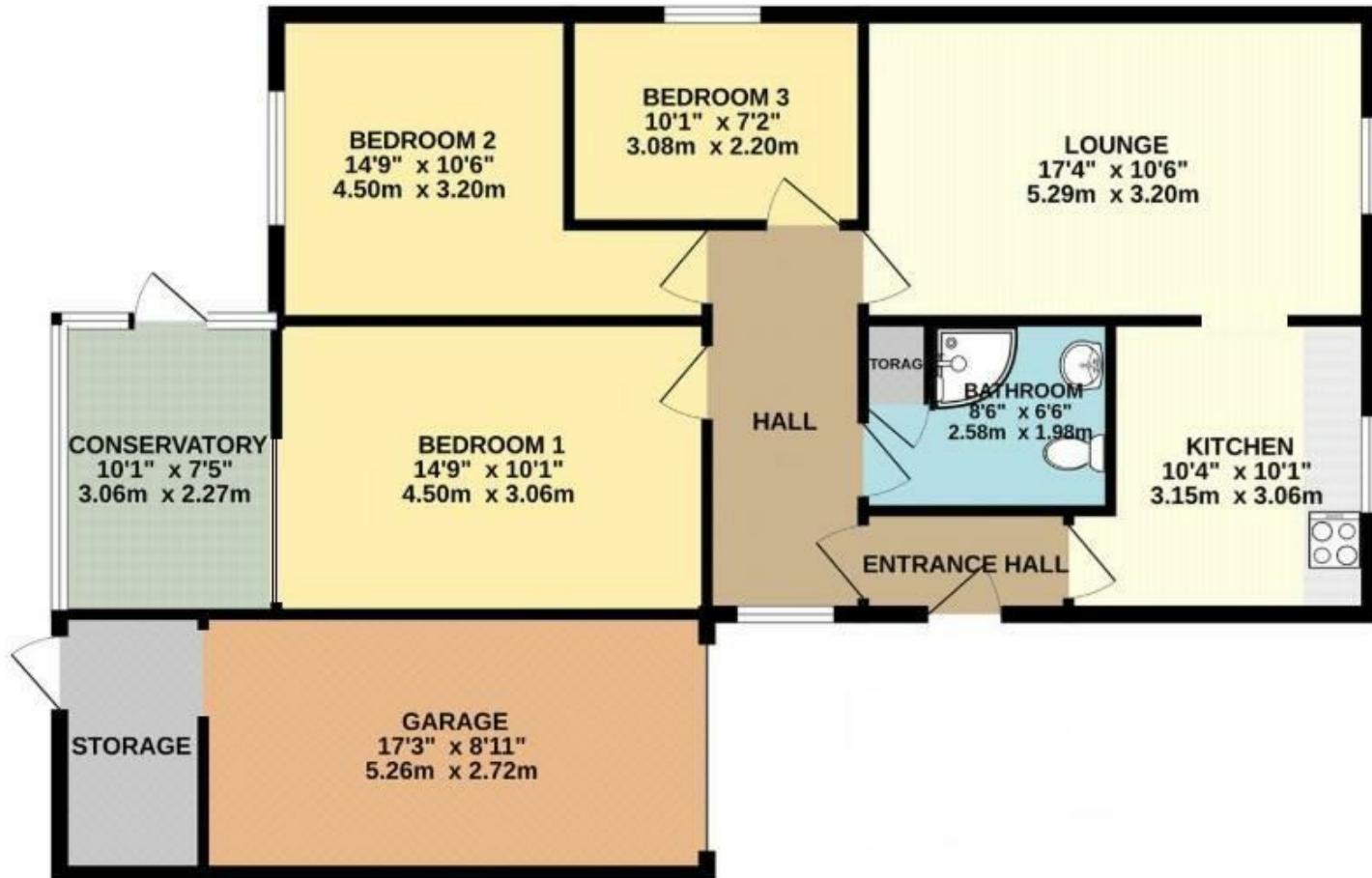
For more information on this property, please refer to the Material Information Brochure on our website.





GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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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