



MAGNOLIA CLOSE | RED LODGE

Conservatory Extension to the Rear, Central Village Location

MAGNOLIA CLOSE | RED LODGE

Guide Price £240,000 Freehold

FEATURES

- NO CHAIN - Tenant in Situ until April 26
- DOUBLE DRIVEWAY - SINGLE GARAGE
- Walking distance to local Doctors & Dentist
- Walking distance to local Shops & Schools
- Low Maintenance Garden
- CONSERVATORY to rear

DESCRIPTION

NO CHAIN - Three bedroom home in the middle of a popular village with DOUBLE DRIVEWAY AND GARAGE. Boasting semi open-plan living accommodation and EXTENDED to the rear with a spacious CONSERVATORY. Walking distance to local shops, doctors surgery and primary schools. Easy access to A11/A14 with excellent links to Newmarket, Bury St Edmunds and Cambridge.

Entrance Hall

Stairs to first floor, double doors opening into;

Living Room 13'1" x 12'0" (3.98m x 3.65m)

Window to front aspect, under-stairs storage cupboard opening to;



ACCOMMODATION

Dining Area 9'4" x 7'9" (2.84m x 2.35m)

Double doors leading to conservatory, opening to;

Kitchen 9'4" x 7'1" (2.84m x 2.17m)

Wide range of wall and base units with electric cooker, stainless steel sink and space for fridge freezer. Space for washing machine and window into conservatory.

Conservatory

Double doors leading to rear garden.

Landing

Cupboard housing electric boiler.

Bathroom

Panel bath with shower attachment, low level WC, pedestal hand wash basin. Heated towel rail and window to rear aspect.

Bedroom 9'6" x 8'11" (2.89m x 2.72m)

Window to rear aspect, built in wardrobes.

Bedroom 11'5" x 8'10" (3.47m x 2.70m)

Window to front aspect.

Bedroom 8'3" x 6'3" (2.51m x 1.90m)

Window to front aspect.

Outside

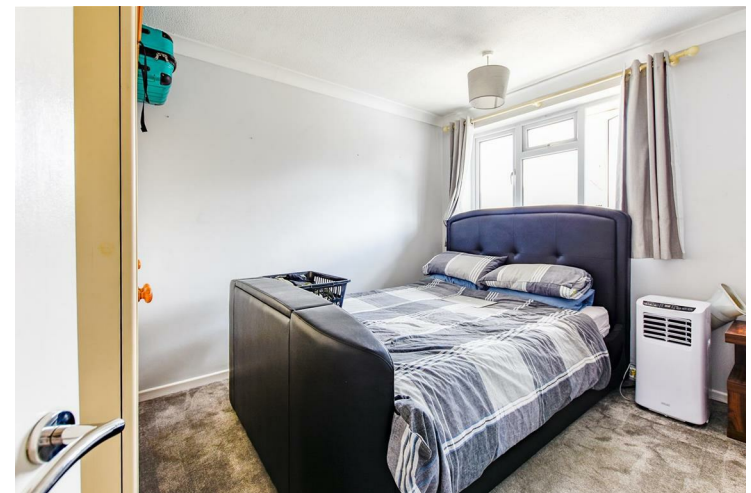
Enclosed rear garden with gated access. Mainly laid with artificial grass.

Garage

En-bloc, positioned to the right of the property as you are look at it with parking in-front.

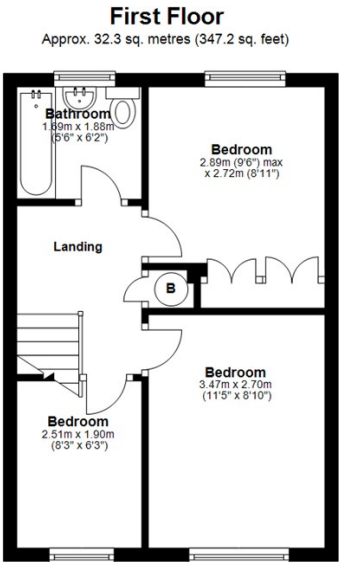
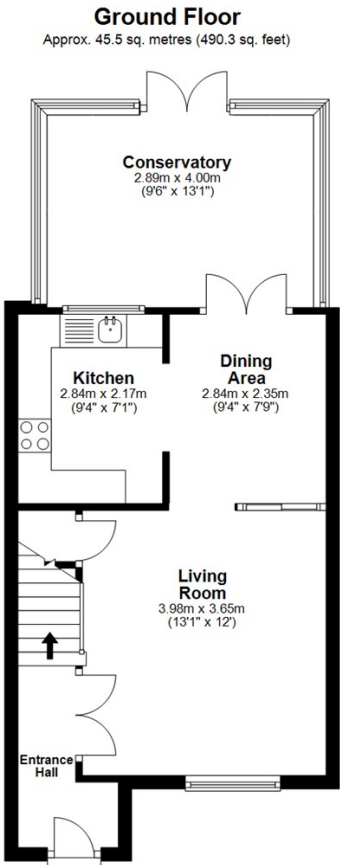
Agents Note

Electric Central Heating System.









Total area: approx. 77.8 sq. metres (837.4 sq. feet)

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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	