



Bramble Walk, Red Lodge

EPC Rating 76

Offers Over £245,000

- 3 bedroom mid-terrace house
- Kitchen with integrated appliances
- Living room with patio doors
- Bedroom one with wardrobe and en-suite
- 2 further bedrooms
- Cloakroom and Family bathroom
- West Suffolk council tax band C
- Allocated parking and single garage en-bloc
- Low maintenance garden
- Within walking distance of local amenities



BRAMBLE WALK, RED LODGE Offered to the market is a mid terrace well presented 3 bedroom house in the village of Red Lodge. Internally the property benefits from a kitchen with integrated appliances, living room with doors leading to low maintenance garden, 3 well sized bedrooms with the primary bedroom boasting an en-suite. Externally there is an allocated parking space and single garage en-bloc.

ENTRANCE HALL With stairs rising to the first floor.

LIVING ROOM 17' 9" x 15' 3" (5.41m x 4.65m) With under-stair storage cupboard, window to the rear and French doors leading to the rear garden.

KITCHEN 11' 1" x 8' 9" (3.38m x 2.67m) With a range of wood effect wall and base units beneath a black speckled worktop with tiled splash-back. Stainless steel sink unit, integrated appliances include dishwasher, washing machine, fridge freezer, 4 ring gas hob with electric oven below and extractor fan above. Vinyl flooring and window to the front.

CLOAKROOM 2 piece suite comprising WC and basin with vinyl flooring.

FIRST FLOOR With storage cupboard and loft access.

BEDROOM ONE 12' 9" x 8' 10" (3.89m x 2.69m) Double bedroom with 2 built in wardrobes, window to the rear and door leading to en-suite.

EN-SUITE 3 piece suite comprising tiled shower cubicle, pedestal wash basin and WC. Vinyl flooring and extractor fan.

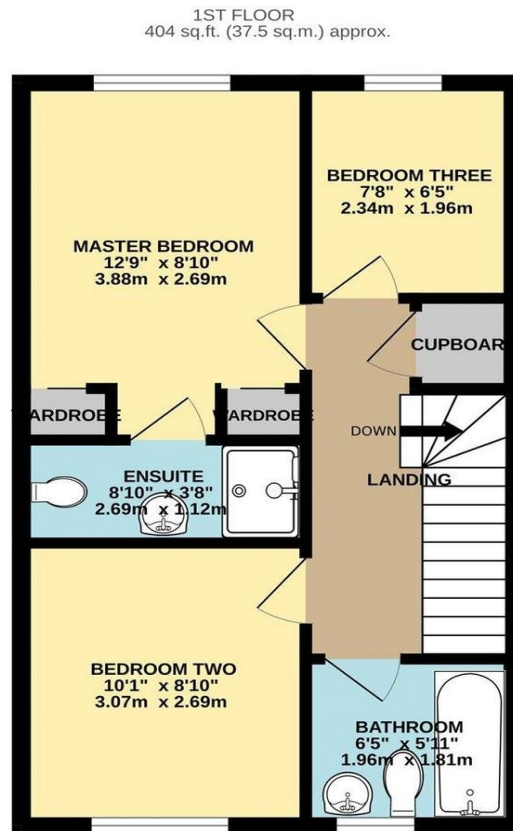
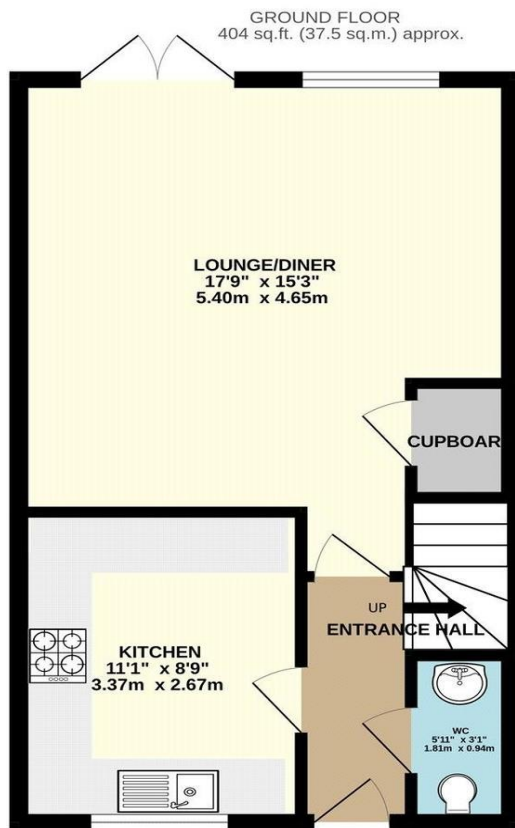
BEDROOM TWO 10' 1" x 8' 10" (3.07m x 2.69m) Double bedroom with window to the front.

BEDROOM THREE 7' 8" x 6' 5" (2.34m x 1.96m) With window to the rear.

BATHROOM 6' 5" x 5' 11" (1.96m x 1.8m) 3 piece suite comprising panelled bath with hand shower attachment, pedestal wash basin and WC. Vinyl flooring, extractor fan and window to the front.

OUTSIDE To the front is a small shingled area and low level shrub border. To the rear is mainly laid to artificial grass with patio area for seating, storage shed and pathway leading to the rear parking and single garage en-bloc.





TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements