



Spearmint Way, Red Lodge

EPC Rating 77

Offers Over £220,000

- 2 bedroom end terrace house
- Living room with French doors
- Kitchen
- 2 bedrooms
- Cloakroom
- Family bathroom
- Off road allocated parking
- Gas central heating
- West Suffolk Council tax band B
- Well maintained gardens



SPEARMINT WAY, RED LODGE Offered to the market is a well presented 2 bedroom end terrace in the village of Red Lodge. Internally the property boasts a kitchen, living room with French Doors, cloakroom and family bathroom and 2 good sized bedroom. Externally there is a low maintenance garden and 1 allocated parking space.

Local amenities within walking distance are a doctor surgery, dentist, pub/restaurant, shop parade with convenient store, pharmacy. hairdresser and multiple eateries. Red Lodge is conveniently located with great transport links to the the A11 and A14 with Kennett train station, with free parking a 5 minute drive, Bury St Edmunds 15 min drive, Newmarket 10 min drive, Cambridge & Ely 30 min drive.

ENTRANCE HALL With storage cupboard and doors leading to all rooms.

CLOAKROOM A 2 piece white suite comprising pedestal wash basin and WC. Tiled floor, extractor unit, recessed lighting and a window to the side.

KITCHEN 8' 10" x 6' 0" (2.69m x 1.83m) Modern fitted white gloss kitchen with a good range of wall and base units with a black complimentary worktop. Stainless steel sink unit, ceramic 4 ring electric hob with extractor fan and stainless steel splashback above and integrated double electric oven below. Space and plumbing for a washing machine and fridge freezer, tiled flooring and walls, recessed lighting and window to the front.

LIVING ROOM 13' 4" x 12' 9" (4.06m x 3.89m) Spacious room with recessed lighting, stairs rising to the first floor and French doors leading to the rear garden.

FIRST FLOOR With loft access.

BEDROOM ONE 12' 9" x 11' 7" (3.89m x 3.53m) Double bedroom with storage cupboard, recessed lighting and 2 windows to the rear.

BEDROOM TWO 10' 10" x 6' 5" (3.3m x 1.96m) With window to the front.

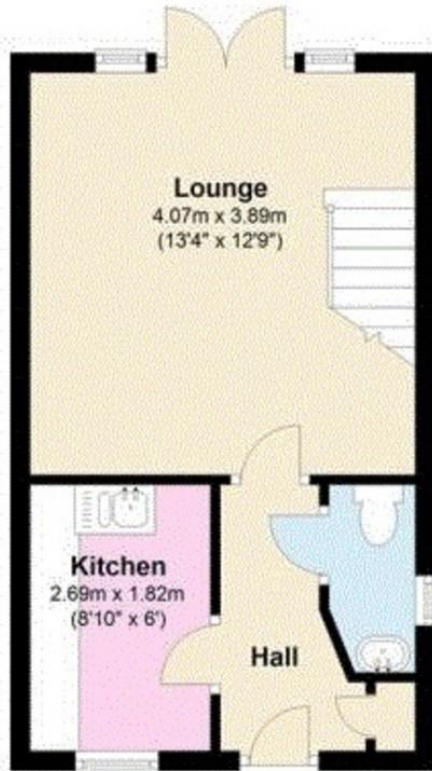
BATHROOM 3 piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash basin and WC. Tiled flooring, recessed lighting, heated towel rail, extractor fan and window to the front.

OUTSIDE The property is set back from the road, with a small lawned area with shrubs and gate to the side leading to the rear garden. The rear garden is mainly laid to lawn with wooden shed for storage, paved patio area for seating, exterior water tap, all enclosed by wood fence boundaries with a gate to the rear leading to the parking area. There is 1 allocated parking space to the side of the property and ample visitors spaces.



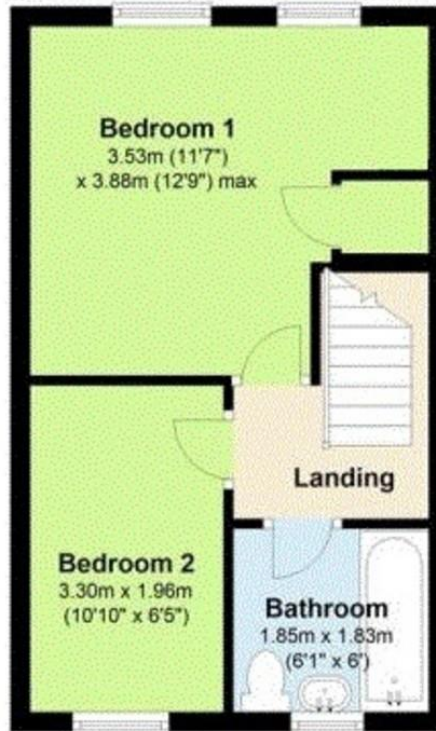
Ground Floor

Approx. 26.7 sq. metres (287.2 sq. feet)



First Floor

Approx. 27.6 sq. metres (297.6 sq. feet)



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	77	79
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

OFFICE

Unit 6 Bellflower Crescent
Red Lodge
Suffolk
IP28 8XQ

T: 01638 551551

E: enquiries@readwinbarclay.co.uk

W: www.readwinbarclay.co.uk

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