



Buttercup Walk, Red Lodge

EPC Rating 81

Guide Price £274,000

- 3 bedroom mid terrace house
- CHAIN FREE
- Kitchen diner with appliances
- Living room
- Main bedroom with wardrobe and en-suite
- 2 further bedrooms
- Cloakroom and family bathroom
- West Suffolk council tax band C
- Gas central heating
- Low maintenance garden



BUTTERCUP WALK, RED LODGE Offered to the market CHAIN FREE is a 3 bedroom mid-terrace house in the village of Red Lodge. Internally the double fronted property boasts a kitchen diner with appliances, living room, main bedroom with en-suite and wardrobe and 2 further bedrooms. Externally there is allocated off road parking and a low maintenance garden.

ENTRANCE HALL With storage cupboard, Amtico style flooring and stairs rising to the first floor.

LIVING ROOM 17' 4" x 9' 8" (5.28m x 2.95m)
With a window to the front and French doors leading to the rear garden.

KITCHEN/DINER 17' 4" x 8' 4" (5.28m x 2.54m)
With a good range of wood effect wall and base units beneath a black speckled worktop with matching up-stand. Integrated appliance include a fridge/freezer, 4 ring gas hob with electric oven below and extractor fan above, space and plumbing for a washing machine and further space for a tumble dryer or dishwasher. Ample space for a dining table, Amtico style flooring, recessed lighting, window to the front and French doors leading to the rear garden.

CLOAKROOM 2 piece suite comprising WC and wash basin. Amtico style flooring and extractor fan.

FIRST FLOOR With loft access and storage cupboard housing the hot water cylinder.

BEDROOM ONE 12' 7" x 10' 1" (3.84m x 3.07m)
Double bedroom with built in wardrobes, window to the front and door leading to the adjoining en-suite.

EN-SUITE 3 piece suite comprising tiled double shower enclosure, WC and pedestal wash basin. Part tiled walls, vinyl flooring, recessed lighting, extractor fan and window to the rear.

BEDROOM TWO 10' 1" x 8' 4" (3.07m x 2.54m)
Double bedroom with window to the front.

BEDROOM THREE 6' 10" x 8' 4" (2.08m x 2.54m)
With a window to the rear.

BATHROOM 3 piece suite comprising panelled bath with shower over, pedestal wash basin and WC. Tiled walls, vinyl flooring, extractor fan and window to the front.

OUTSIDE To the front is a small shingled area with low level fence. To the rear is mainly laid to lawn with patio area for seating, wooden storage shed and gate leading to the tandem allocated parking space for 2 cars.

AGENT NOTES Please note stock photos have been used from 2021.

There is a currently a tenant is situ on a rolling month-by-month contract, appropriate notice will be served once a sale has been agreed.





First Floor



Ground Floor

COUNCIL TAX BAND


Tax band C

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

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

OFFICE

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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