



## Jasmine Road, Red Lodge

EPC Rating 77C

**£295,000**

- 3-bedroom mid-terraced house
- Kitchen with integrated appliances
- Gas central heating
- Off-road parking for two cars
- Low maintenance garden
- West Suffolk Council tax band C
- Within walking distance of local amenities
- Cloakroom and Family bathroom
- Main bedroom with wardrobe and en-suite



**JASMINE ROAD** Offered to the market is a 3-bedroom house in the village of Red Lodge. Internally the property boasts a kitchen diner with appliances, living room, main bedroom with en-suite and built-in wardrobe, and two further good-sized rooms. The low-maintenance, fully enclosed garden is beautifully presented with a paved patio area and artificial grass.

**ENTRANCE HALL** With laminate flooring, doors to cloakroom, lounge and kitchen, stairs rising to the first floor and storage cupboard.



**KITCHEN/BREAKFAST ROOM** 14' 0" x 8' 2" (4.27m x 2.51m) With a good range of wood effect wall and base units beneath a black speckled worktop, integrated appliances include a fridge/freezer, 4 ring gas hob with electric oven below and extractor fan above and space and plumbing for a washing machine. Good space for a dining table, laminate flooring and window to the front.

**LIVING ROOM** 15' 7" x 11' 6" (4.75m x 3.51m) With carpets, French doors leading out to the rear garden and a feature media wall.

**CLOAKROOM** Two-piece suite comprising WC and pedestal basin with tile splashback and window to the front.



**FIRST FLOOR** Good sized landing with access to loft space and cupboard housing boiler.

**MASTER BEDROOM** 12' 11" x 8' 5" (3.94m x 2.59m) With built in double wardrobe, en-suite and window to the rear.

**BEDROOM 2** 15' 10" x 8' 7" (4.85m x 2.62m) A bright room above the car port, with windows to front and rear, and an additional loft hatch with access for storage.

**BEDROOM 3** 10' 9" x 8' 5" (3.28m x 2.59m) With window to the front.

**BATHROOM** A 3 piece white suite comprising panelled bath with shower attachment, WC and pedestal wash basin.



**GARDEN** Commencing with patio area, this low maintenance, SOUTH WEST facing garden with artificial grass is fully enclosed with wooden fence boundaries and gate access to the side, leading out to the car port.

**OUTSIDE** To the front is a small graveled area, with paved access to the front door.

To the side there is off-road parking for up to two cars, comprising a driveway and a car port.





**COUNCIL TAX BAND**

Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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