



Magnolia Close, Red Lodge

EPC Rating C76

£195,000

- Garden adjoining Red Lodge Heath
- Semi-detached
- Garage and ample parking to the front
- 2 double bedrooms
- Village location/close to amenities
- Recently added solar panels
- Recently added fitted kitchen
- New carpets on stairs, landing and bedrooms
- NO ONWARD CHAIN
- EPC 76 C



MAGNOLIA CLOSE, RED LODGE ** CHAIN FREE**

A 2 bedroom semi-detached house with a delightful and generous enclosed garden that enjoys a southerly aspect and adjoins The Red Lodge Heath beyond. 2 double bedrooms, kitchen, sitting room, bathroom, garage and ample off road parking. This property also benefits from recently added solar panels.

ENTRANCE PORCH Main entrance door into the inner porch with shelving, consumer meter and a door leading into the kitchen.

SITTING 14' 6" x 12' 3" (4.42m x 3.74m) A bright and welcoming room with engineered oak wood flooring and a sliding door to the rear patio and gardens.

KITCHEN This recently refurbished fitted kitchen benefits from a good range of wall and base units, 4-ring induction hob with extractor fan above and electric oven below, integrated dishwasher and stainless steel sink unit. Amtico flooring, understairs cupboard, space and plumbing for a washing machine and further space for a fridge, window to the front and door leading to the living room.

BEDROOM 1 9' 6" x 12' 5" (2.95m x 3.74m) Double bedroom with two windows to the rear of the property and newly fitted carpet.

BEDROOM 2 8' 2" x 9' 1" (2.44m x 2.77m) With two built in part shelved storage cupboards and a window to the front and newly fitted carpet.

BATHROOM 3 piece suite with panelled bath with additional electric shower, pedestal wash basin and WC. Part tiled walls, extractor fan and window to the side.

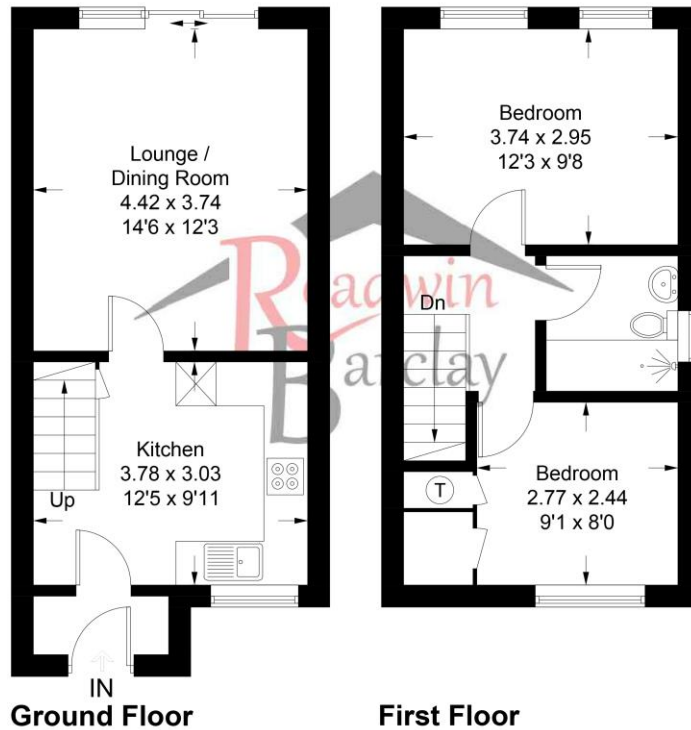
GARAGE Single garage with an up and over door, power and light, with additional door and window to the rear.

OUTSIDE Set at the head of a cul-de-sac to the front of the property is a driveway leading to the single garage. In addition to this is a gravelled area for further off road parking. There is a gate to the side giving access into the generous rear garden which enjoys a southerly aspect. This garden is mainly laid to lawn with a patio area for seating edged with flower borders, exterior lighting, some established shrubs, all enclosed by fencing to both sides and a gate giving access into the heath beyond.



18 Magnolia Close, Red Lodge. IP28 8TP

Approximate Gross Internal Area = 59.2 sq m / 637 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, compass bearings before making any decisions reliant upon them.

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 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