



Heath Farm Road, Red Lodge

EPC Rating 60

£280,000

- Large south facing garden
- Lots of potential for development
- Spacious living/dining area
- Generous parking and garage
- Two double bedrooms, one further good-sized bedroom
- Private cul-de-sac location
- Close to local amenities
- EPC Rating - 60C
- 871 sq ft



HEATH FARM ROAD, RED LODGE Offered to market is this three bedroom, semi-detached bungalow, available chain free. Located in Red Lodge, this spacious property offers lots of potential, with a good sized kitchen, living and dining area, two double bedrooms, a further good sized bedroom and wet room. The front of the property is partially laid to lawn with small flower beds and path to front door. It hosts a garage and further, generous parking. The rear, south facing garden is laid to lawn, with a small porch at the rear of the house and wooden storage shed.

ENTRANCE HALLWAY With laminate flooring and pendant lighting.



LIVING ROOM 19' 3" x 12' 4" (5.87m x 3.76m) With pendant lighting, window front and French doors leading to rear garden.

KITCHEN 10' 10" x 10' 7" (3.3m x 3.23m) A range of base and wall units, including built in wine rack, space for fridge/freezer, oven and microwave and plumbing for washing machine and tumble dryer. With tiled flooring, pendant lighting, window to rear and door to rear garden.

MAIN BEDROOM 15' 5" x 10' 9" (4.7m x 3.28m) Double bedroom with carpet flooring, pendant lighting and window to front.

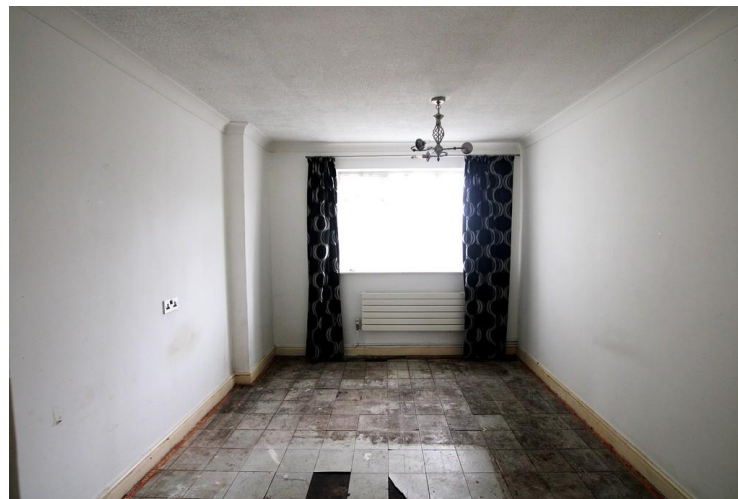


BEDROOM TWO 12' 4" x 10' 0" (3.76m x 3.05m) Double bedroom with pendant lighting and window to front.

BEDROOM THREE 11' 0" x 10' 9" (3.35m x 3.28m) With carpet flooring, built-in shelving, pendant lighting and window to rear.

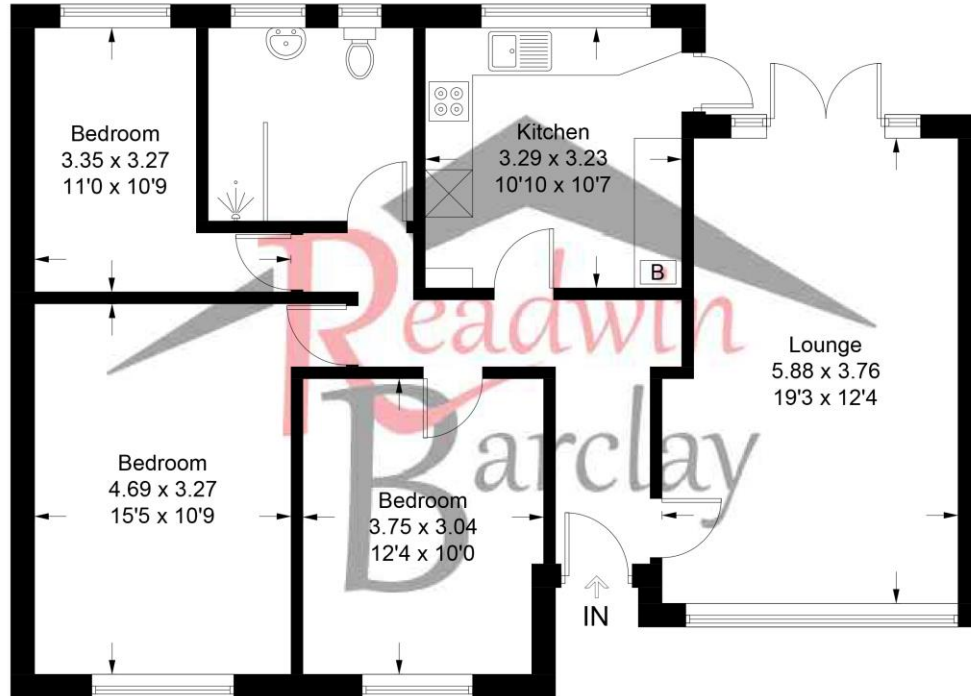
WET ROOM Three-piece suite comprising pedestal basin, W/C and shower. With tiled flooring, recessed lighting and window to rear.

OUTSIDE The front of the property is laid partially to lawn, with a garage and generous driveway. With flower bed and path way leading to front door. The rear patio doors open on to a small porch, with the garden being laid mostly to lawn. With a wooden storage shed and access to the garage.



9 Heath Farm Road, Red Lodge. IP28 8LG

Approximate Gross Internal Area = 85.8 sq m / 923 sq ft



Ground Floor

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 C

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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