



## Marigold Drive, Red Lodge

EPC Rating 62

Guide Price **£260,000**

- 3 bedroom end of terrace
- Generous sized garden
- Garage and parking for one car
- Two double bedrooms
- West Suffolk Council tax band B
- Open plan NEW kitchen/dining room
- Oil central heating
- Close to local amenities
- Recently Extended living areas
- Great transport links to the A11 and A11



**MARIGOLD DRIVE, RED LODGE** MARIGOLD DRIVE, RED LODGE. Offered to market is this Recently Extended 3 bedroom end of terrace property. Internally the property boast open plan living, with New kitchen/dining area. With two double bedrooms and one further good sized bedroom upstairs. Externally a generous, enclosed garden, with patio area for outdoor furniture. To the side of the property is a garage and parking.

**ENTRANCE HALL** With stairs leading to first floor, LVT flooring and recessed lighting.



**LOUNGE** 23' x 12' (7.01m x 3.66m) With understairs storage cupboard, newly laid LVT flooring, recessed lighting and window to front.

**KITCHEN/DINER** 21' 8" x 14' 6" (6.6m x 4.42m) A modern fitted kitchen, with wall and base units under a wood effect countertop. Integrated appliances include fridge freezer, electric oven, induction hob and extractor fan, with space for washing machine and dishwasher. There is ample space for a dining table and sliding doors leading to the rear garden. With newly laid LVT flooring, recessed lighting, velux roof window and window to side.



**FIRST FLOOR** With recessed lighting, full size storage cupboard, housing water tank and loft access.

**BEDROOM ONE** 11' 7" x 8' 11" (3.53m x 2.72m) Double bedroom with wood effect laminate flooring, recessed lighting and window to front.

**BEDROOM TWO** 11' 7" x 8' 11" (3.53m x 2.72m) Double bedroom with wood effect laminate flooring, recessed lighting and window to rear aspect.

**BEDROOM THREE** 8' 1" x 6' 3" (2.46m x 1.91m) With wood effect laminate flooring, recessed lighting, window to front aspect

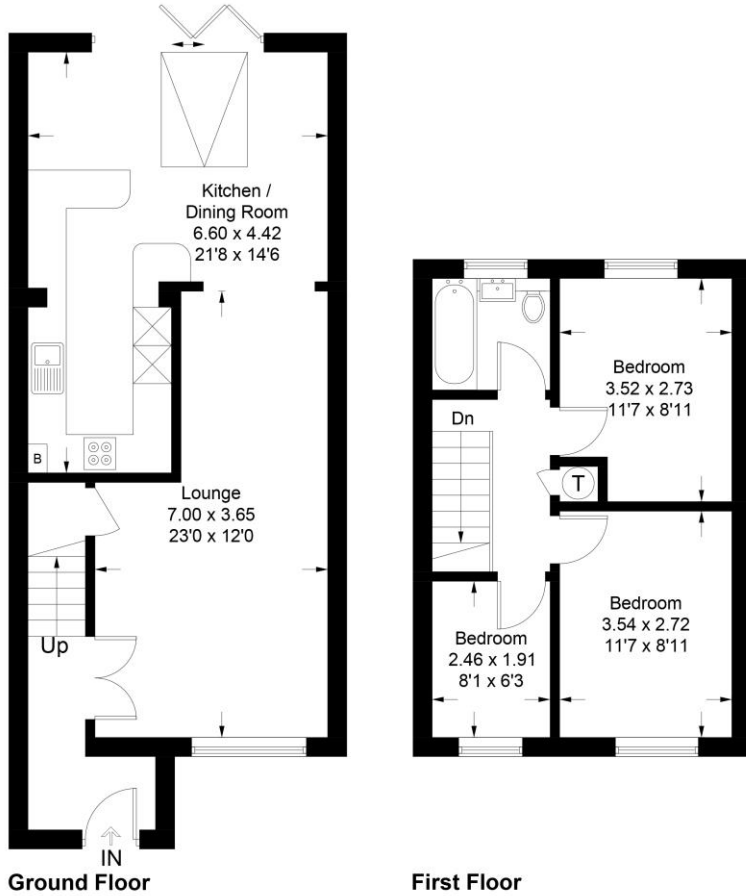
**BATHROOM** Three-piece suite comprising WC, hand basin with storage beneath and bath with shower over. With a heated towel rail, tiled flooring, recessed lighting, and window to rear.

**OUTSIDE** The front of the property is mostly laid to lawn, with small landscaped area and path leading to front door. The rear of the property is mostly laid to lawn with a generous size patio and gate leading out the garage. There is one parking space in front of the garage.



**28a Marigold Drive, Red Lodge. IP28 8TL**

Approximate Gross Internal Area = 87.8 sq m / 945 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 and 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		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**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