



Warren Road, Red Lodge

EPC Rating 53

Guide Price £310,000

- 2 bedroom detached bungalow
- Off road parking and garage
- Generous plot
- Two double bedrooms
- West Suffolk Council tax band C
- Large enclosed rear garden
- Oil central heating
- Close to local amenities
- CHAIN FREE
- Great transport links to the A11 and A14



WARREN ROAD, RED LODGE. Offered to market CHAIN FREE, is this spacious bungalow, with a generous enclosed garden and plenty of potential for expansion. The inside of the property comprises living room/dining room, kitchen, two double bedrooms, bathroom and conservatory. The outside boasts a large wrap around garden, with ample space for parking to the front and side.

ENTRANCE HALL With carpet flooring and pendant lighting.



KITCHEN 15' 6" x 12' 8" (4.72m x 3.86m) This spacious kitchen comprises a range of white base and wall units with a white countertop and full length white storage cupboards to one side. Integrated appliances include oven and hob, with space for fridge/freezer and dishwasher. With vinyl flooring, pendant lighting and window to rear.

LIVING ROOM/DINING ROOM 23' 8" x 10' 6" (7.21m x 3.2m) With carpet flooring, pendant lighting and window to front and side.



BEDROOM ONE 11' 9" x 10' 8" (3.58m x 3.25m) Double bedroom with carpet flooring, pendant lighting and window to front.

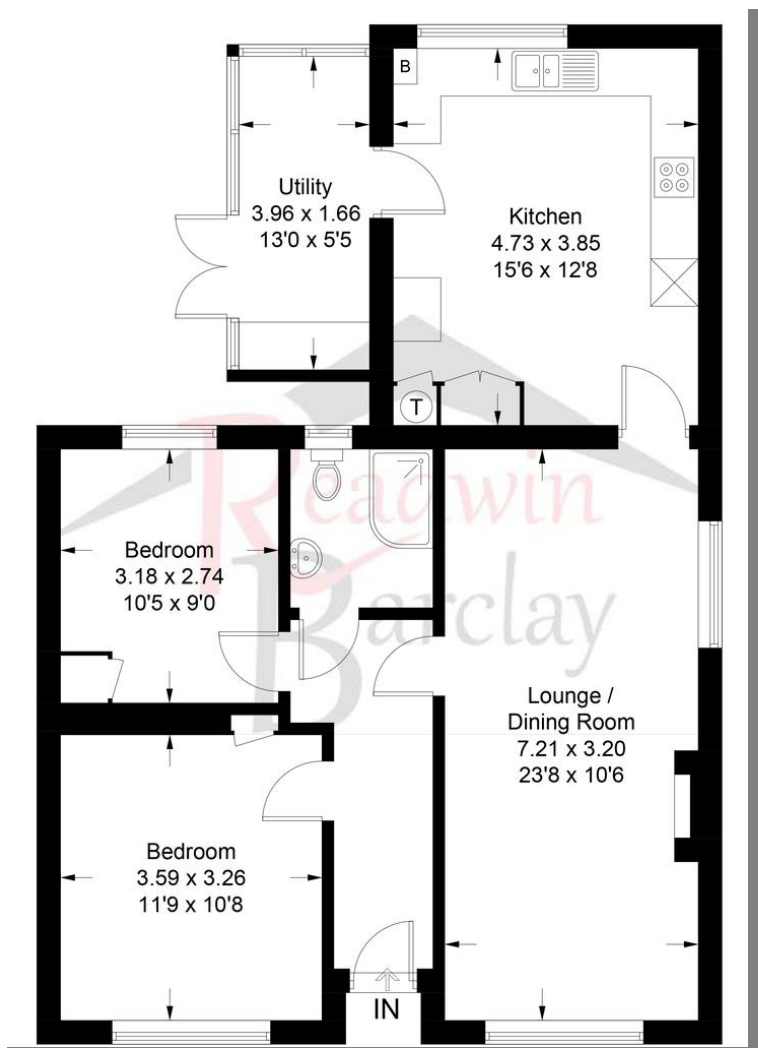
BEDROOM TWO 10' 5" x 9' 0" (3.18m x 2.74m) Double bedroom with carpet flooring, pendant lighting and window to rear.

BATHROOM Three piece suite comprising double shower enclosure, W/C and pedestal basin. With vinyl flooring, pendant lighting and window to rear.

CONSERVATORY 13' 0" x 5' 5" (3.96m x 1.65m) With white base units, space and plumbing for washing machine and tumble dryer, and tiled flooring.

OUTSIDE The front of the property is laid mostly to lawn, with landscaped hedges providing privacy and gravel driveway to the rear of the property. The rear of the property comprises of large lawn area, with garage and gravelled section to one side.





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		80 C
55-68	D		
39-54	E	53 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