



Tayberry Close, Red Lodge

EPC Rating 79

Guide Price £165,000

- 2 bedroom apartment
- Allocated off-road parking
- Main bedroom with en-suite
- Open plan living room/kitchen
- Gas central heating
- EPC rating 79C
- Kitchen with integrated appliance
- Close to local amenities
- West Suffolk Council tax band B
- Good transport links to A14 and A11



TAYBERRY CLOSE, RED LODGE. Offered to market is this two bedroom, ground floor flat, CHAIN FREE. Internally the property comprises of open plan kitchen/living area, main bedroom with en-suite, further good sized bedroom and bathroom. Allocated parking is to the front of the property, and a communal garden sits to the rear.

ENTRANCE HALL With pendant lighting and laminate flooring.



LIVING/DINING ROOM 14' 4" x 13' 8" (4.37m x 4.17m) With patio doors leading to rear garden, laminate flooring, pendant lighting and window to rear.

KITCHEN 7' 2" x 6' 8" (2.18m x 2.03m) A range of cream base and wall units, with marble effect worktop and tile splashback. Integrated appliances include oven, microwave, hob, fridge freezer, dishwasher and washing machine. With laminate flooring, recessed lighting and window to rear.



BEDROOM ONE 8' x 11' 10" (2.44m x 3.61m) Double bedroom with en-suite and fitted wardrobes. With laminate flooring, pendant lighting and window to front.

EN-SUITE Three-piece, wet room suite, with W/C, pedestal hand basin and shower.

BEDROOM TWO 7' x 11' 10" (2.13m x 3.61m) With Juliette balcony to front, laminate flooring and pendant lighting.

BATHROOM 8' 2" x 5' 8" (2.49m x 1.73m) Three-piece suite comprising bath with shower over, pedestal hand basin and W/C. With laminate flooring, recessed lighting and window to rear.

OUTSIDE The main entrance is secured by an intercom system. There is one allocated parking space to the front of the property. To the rear there is a communal garden that all residents have access to.

AGENT NOTES This property has the potential to achieve £1150 on the rental market.





COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	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