

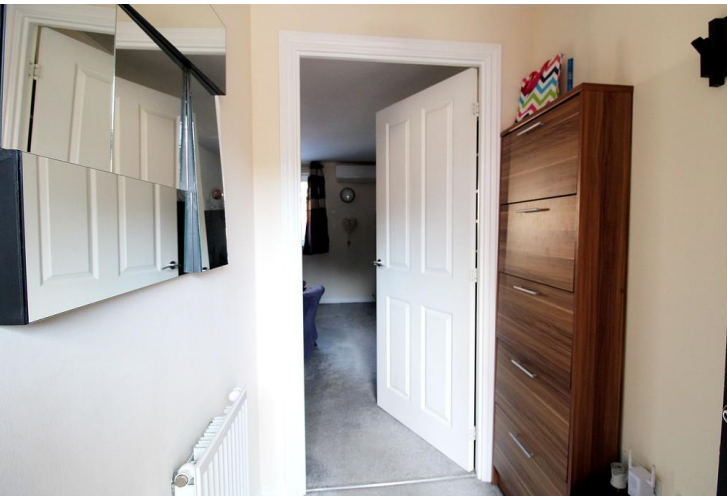


Spearmint Way, Red Lodge

EPC Rating 81

Guide Price **£169,000**

- 2 bedroom ground floor flat
- Open plan kitchen/living room
- Air conditioning
- Communal garden to rear
- Allocated off road parking
- Gas central heating
- Two good sized bedrooms
- West Suffolk Council tax band B/EPC rating 81B
- CHAIN FREE
- Great transport links to the A11 and A14



SPEARMINT WAY, RED LODGE. Offered to market is this two bedroom, ground floor flat, with NO CHAIN. The property comprises open plan living room/kitchen, two good sized bedrooms and bathroom. To the outside of the property, allocated off road parking, and a communal garden to the rear of the property.

ENTRANCE HALL With carpet flooring.

OPEN PLAN LIVING AREA 15' 7" x 13' 5" (4.75m x 4.09m) This open plan living area features a spacious living room area, and kitchen to one side. The kitchen comprises wood effect, base and wall units, under grey countertop, with stainless steel sink unit. The integrated appliances include oven, hob and extractor fan,

with space and plumbing for washing machine, dishwasher and fridge freezer. With air conditioning unit, both carpet and wood effect flooring, a range of pendant and recessed lighting and window to rear.

BEDROOM ONE 12' 4" x 9' 6" (3.76m x 2.9m) Double bedroom with carpet flooring, pendant lighting and window to rear.

BEDROOM TWO 8' 8" x 7' 3" (2.64m x 2.21m) With carpet flooring, pendant lighting and window to side.

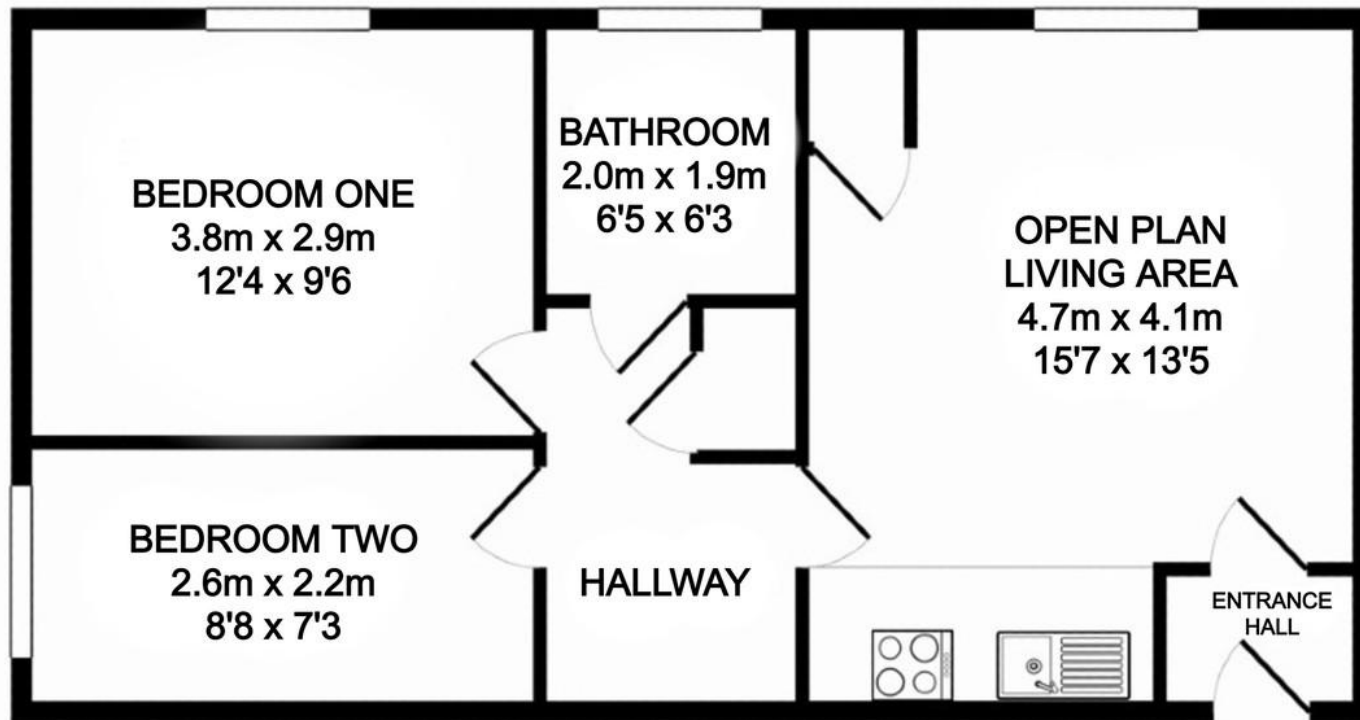
BATHROOM 6' 5" x 6' 3" (1.96m x 1.91m) Three piece suite comprising W/C, pedestal hand basin and bath with shower over. With wood

effect flooring, recessed lighting and window to rear.

COMMUNAL GARDEN To the rear of the property, a small gravelled area with path leading to gate.

PARKING One allocated parking space, in the car park to the side of the property.





COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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