



## Hollyhock Court, Red Lodge

EPC Rating 74

**Guide Price**

**£290,000**

- 3 bedroom semi-detached house
- Off road parking and garage
- Main bedroom with en-suite
- Two further good sized bedrooms
- EPC Rating 72C
- West Suffolk Council tax band C
- Close to local amenities
- CHAIN FREE
- Great transport links to the A11 and A14





**HOLLYHOCK COURT, RED LODGE.** Offered to market is this three bedroom semi-detached property, offered with NO ONWARD CHAIN. This property benefits from being just a short distance from local amenities. With living room, open plan kitchen and dining area, cloakroom, main bedroom with en-suite, two further good sized bedrooms and family bathroom.

**ENTRANCE HALL** With built in storage, wood effect flooring and pendant lighting.



**LIVING ROOM** 15' 8" x 11' 9" (4.78m x 3.58m) With carpet flooring, pendant lighting, window to front and bay window to side.

**KITCHEN** 8' 5" x 7' 4" (2.57m x 2.24m) With a range of wood effect base and wall units, under a black countertop and stainless steel sink unit. Integrated appliances include electric oven, gas hob and extractor hood. With wood effect flooring, recessed lighting and window to front.

**DINING ROOM** 12' 10" x 7' 10" (3.91m x 2.39m) With sliding doors leading to rear garden, wood effect flooring and recessed lighting.



**CLOAKROOM** Two piece suite with pendant hand basin and W/C. With wood effect flooring and recessed lighting.

**BEDROOM ONE** 10' 4" x 8' 10" (3.15m x 2.69m) Main bedroom with en-suite. With carpet flooring, windows to front and side and pendant lighting.

**ENSUITE** Three piece suite comprising single shower enclosure, pendant hand basin and W/C. With vinyl flooring and recessed lighting.

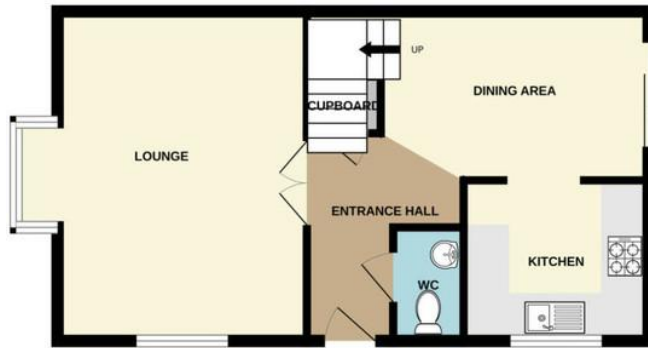
**BEDROOM TWO** 10' x 8' 8" (3.05m x 2.64m) With integrated storage, carpet flooring, windows to side and pendant lighting.

**BEDROOM THREE** 11' 3" x 6' 7" (3.43m x 2.01m) With carpet flooring, window to front and pendant lighting.

**BATHROOM** Three-piece suite comprising bath, hand basin and W/C. With vinyl flooring, recessed lighting and window to front.

**OUTSIDE** The front of the property is laid to lawn with path to front door and garage and driveway to the side. The rear of the property is laid mostly to lawn with path leading to garage personnel door.





### COUNCIL TAX BAND

Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

West Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(68-80) <b>C</b>	74	76
(55-67) <b>D</b>		
(38-54) <b>E</b>		
(21-37) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

### 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