

Peppermint Walk, Red Lodge

EPC Rating 77

Guide Price **£185,000**



- 2 bedroom detached coach house
- Open plan kitchen/living room
- Kitchen with integrated appliances
- Allocated off-road parking
- Enclosed rear garden
- Main bedroom with storage
- Four piece main bathroom
- West Suffolk Council tax band B - EPC C77
- CHAIN FREE
- Great transport links to the A11 and A14



PEPPERMINT WALK, RED LODGE Offered to market, CHAIN FREE, is this two bedroom, detached coach house. With open plan kitchen/living room, main bedroom with storage, one further double bedroom with storage, and four piece bathroom. Externally the property benefits from a rear enclosed garden, and two allocated parking spaces.

ENTRANCE HALL Stairs leading to first floor.

KITCHEN/LIVING ROOM 18' 11" x 11' 6" (5.77m x 3.51m) Open plan living/dining room. A range of neutral base and wall units to one end, with white countertop and stainless steel sink unit. Integrated appliances include dishwasher and washer/dryer, with space for fridge freezer. With wood effect flooring, pendant and recessed lighting and windows to front and side.

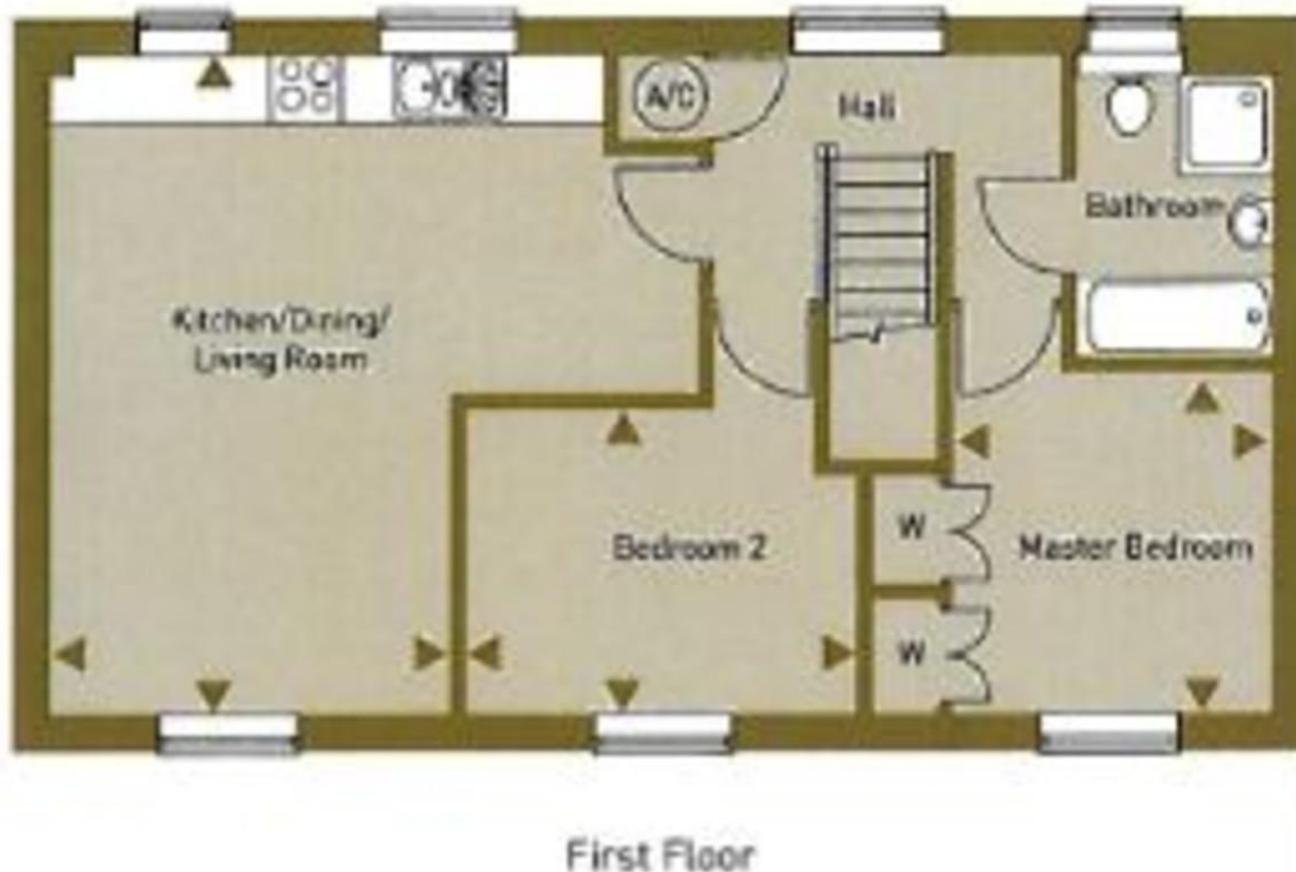
BEDROOM ONE 9' 11" x 9' 2" (3.02m x 2.79m) Double bedroom, with built in storage. With carpet flooring, pendant lighting and window to front.

BEDROOM TWO 11' 3" x 8' 9" (3.43m x 2.67m) With built in storage, wood effect flooring, pendant lighting and window to front.

BATHROOM Four piece suite comprising paneled bathtub, shower enclosure, W/C and wall mounted hand basin. With heated towel rail, wood effect flooring recessed lighting and window to side.

OUTSIDE To front of property, two allocated parking spaces. To the rear of the property, an enclosed rear garden with decking area for garden furniture.





COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	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