



Olive Way, Red Lodge

EPC Rating 80

Offers In Excess Of
£270,000

- 3 bedroom end terrace townhouse
- Modern improvement throughout
- Open plan kitchen/living area
- Top floor bedroom with en-suite and 2
- Family bathroom and cloakroom
- Rear enclosed garden
- Garage and parking
- West Suffolk council tax band C
- Great transport links to the A11 and A14



OLIVE WAY, RED LODGE Offered to the market is a modern 3 bedroom townhouse in the village of Red Lodge. The property has an impressive ground floor, modern open plan living/kitchen space. Top floor master suite with wardrobes and en-suite, 2 further good sized bedrooms and family bathroom as well as a cloakroom. Externally there is a low maintenance garden and garage with parking.

ENTRANCE HALL With stairs rising to the first floor.

KITCHEN/FAMILY ROOM The ground floor has been renovated to be a completely open planned kitchen/family room. To one end the kitchen has a good range of modern shaker

style wall and base units with a marble effect worktop, matching splash-back and breakfast bar with space for seating. Integrated appliances include a washing machine, dishwasher, under counter fridge and freezer, 4 ring gas hob with double oven below and extractor fan above. To the other end is ample living space with patio door leading to the rear garden. With LTV flooring throughout, recessed lighting and window to the front.

CLOAKROOM 2 piece suite comprising WC and hand wash basin.

FIRST FLOOR With stairs rising to the second floor.

BEDROOM TWO 14' 8" x 12' 7" (4.47m x 3.84m)
Double bedroom with window to the rear.

BEDROOM THREE 14' 1" x 7' 9" (4.29m x 2.36m)
With window to the front.

BATHROOM 3 piece white suite comprising panelled bath with shower attachment, wash basin and WC. Part tiled walls, tiled flooring and extractor fan.

SECOND FLOOR

BEDROOM ONE 14' 8" x 10' 0" (4.47m x 3.05m)
Double bedroom with 2 velux windows to the rear, double wardrobe with sliding doors, cupboard and door leading to adjoining en-suite.

EN-SUITE 3 piece suite comprising tiled shower cubicle, wash basin and WC. Window to the front, tile flooring, part tiled walls and extractor fan.

OUTSIDE To the front is a small artificial grass area with shrub border and a path leading to the front door and to the side of the property. To the side is a single garage on block with an up and over door and parking for 1 car in front.

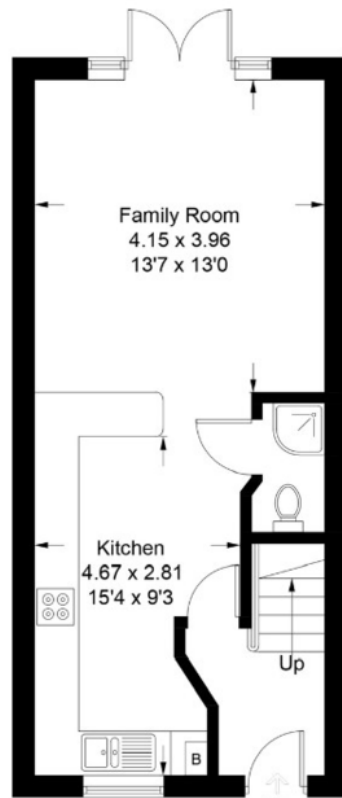
To the rear is mainly laid to artificial grass with a patio area for seating all fully enclosed by wooden fence boundaries with a gate leading to the side of the property.

AGENT NOTES Please be aware this property is liable to estate management charge, please ask for details.

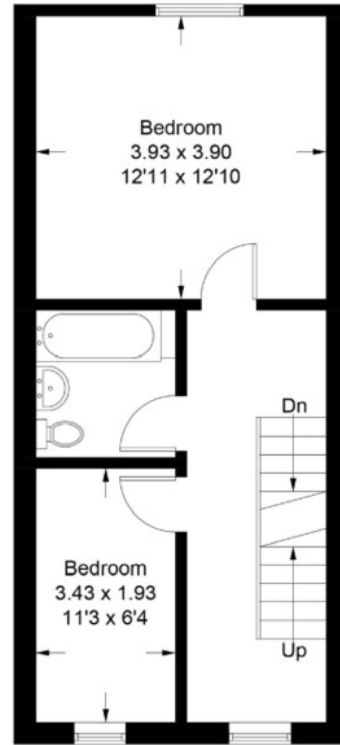


6 Olive Way, Red Lodge, IP28 8XA

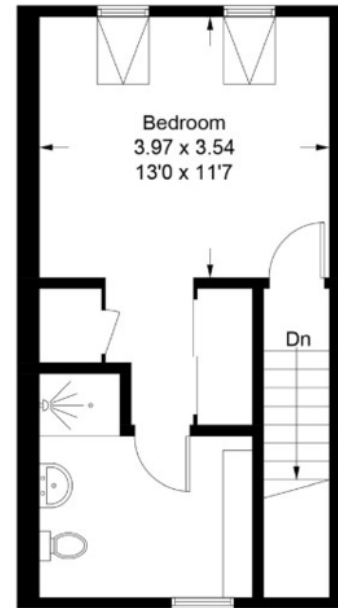
Approximate Gross Internal Area = 106.8 sq m / 1149 sq ft



Ground Floor



First Floor



Second Floor

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	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