



Laburnum Close, Red Lodge

Pocock + Shaw

35 Laburnum Close
Red Lodge
Bury St. Edmunds
Suffolk
IP28 8LR

Pleasantly situated towards on this popular residential development this superb one bedroom semi detached bungalow home offers fantastic space for first time buyers and investors alike. The property benefits from double glazing and electric heating.

Guide Price £187,500



Red Lodge is situated just off and by-passed by the A11 approximately 5 miles north east of Newmarket and some 4 miles from Mildenhall and is particularly well placed for access to a number of the region's principal centre's in particular Bury St Edmunds, Cambridge, Mildenhall and Newmarket. The village has expanded greatly in recent years bringing new facilities including a primary school, small parade of shops and leisure facilities.

Pleasantly situated towards on this popular residential development this superb one bedroom semi detached bungalow home offers fantastic space for first time buyers and investors alike. The property benefits from double glazing and electric heating.

With the benefit of a gas fired central heating system, in detail the accommodation includes:-

Entrance Hall

Lounge - 3.32m (10'11") x 3.42m (11'3")

A good sized lounge with wood flooring throughout with French doors leading on to the garden.

Kitchen - 3.32m (10'11") x 2.81m (9'3")

With electric job and oven with extractor overhead, space for washing machine and fridge, window overlooking the rear aspect.

Bedroom - 2.66m (8'9") x 2.81m (9'3")

With wood flooring throughout and window overlooking the front aspect.

Bathroom - With a three piece suite with shower over bath.

Outside

The property is semi detached with a pathway to the front door, to the rear is a good sized garden with side access.

There is a single garage that can be accessed from the inside of the property.

Tenure

The property is freehold.

Services

Mains water, drainage and electricity are connected.

The property is not in an conservation area. The property is in a low flood risk area.

Council Tax Band: A West Suffolk

Viewing: Strictly by prior arrangement with Pocock + Shaw.





Ground Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



Total area: approx. 52.2 sq. metres (561.5 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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