



Privet Way

Red Lodge, IP28

Price £415,000

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Red Lodge, IP28

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Description

This superb detached town house is available with NO ONWARD CHAIN and enjoys versatile accommodation across three floors. The house benefits from EXCELLENT TRANSPORT LINKS via the nearby dual carriageway and would make a superb FAMILY HOME or INVESTMENT to local USAF personnel.

The property is located in the heart of Red Lodge village within WALKING DISTANCE of a Nisa convenience store as well as the Red Lodge Pavilion which includes a large children's playground, multi-use games area, playing field and a car park.

Downstairs the house comprises a spacious entrance hall which includes a cloakroom W.C with wash hand basin. There is a lounge as well as a separate DINING ROOM, kitchen/breakfast room and UTILITY ROOM. The kitchen offers a range of wall and base level units, 1.5 bowl stainless steel sink unit, INTEGRATED cooker, gas hob with extractor hood over and French doors overlooking the rear garden.

The downstairs accommodation is concluded by the UTILITY ROOM which provides a stainless steel sink unit, additional base level units and a wall mounted gas boiler which serves the gas fired central heating system.

Stairs lead to the first floor landing which includes an airing cupboard housing the hot water cylinder. There are three bedrooms, with an EN SUITE to the largest room, as well as a FAMILY BATHROOM comprising W.C, wash hand basin and a bath. The second floor landing includes a useful storage cupboard and opens into a further two bedrooms with BUILT IN WARDROBES as well as a shower room.

Outside the property offers a GARAGE with driveway in front providing parking space for two cars and side gate access leading into the fully enclosed rear garden. The garden is predominantly laid to lawn with a patio for seating/entertaining.

Measurements

Cloakroom W.C - 5'6" x 2'11"

Lounge - 19'9" x 11'2"

Kitchen/ Breakfast Room - 16'6" x 10'10"

Utility Room - 6'8" x 5'3"

Dining Room - 10'10" x 8'9"

Second Floor Bedroom - 14'10" max x 11'5" max

Second Floor Bedroom - 11'2" max x 11'1" max

First Floor Bedroom - 13'6" max x 11'1" max

En Suite - 8'4" max x 5'11" max

First Floor Bedroom - 11'2" x 9'9"

First Floor Bedroom - 9'9" x 8'00"

First Floor Bathroom - 9'7" x 6'5"

Second Floor Shower Room - 7'4" x 5'7"

Agents Note

Photographs provided by seller and taken prior to current tenants moving in.

Council Tax Band - E (West Suffolk)

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a

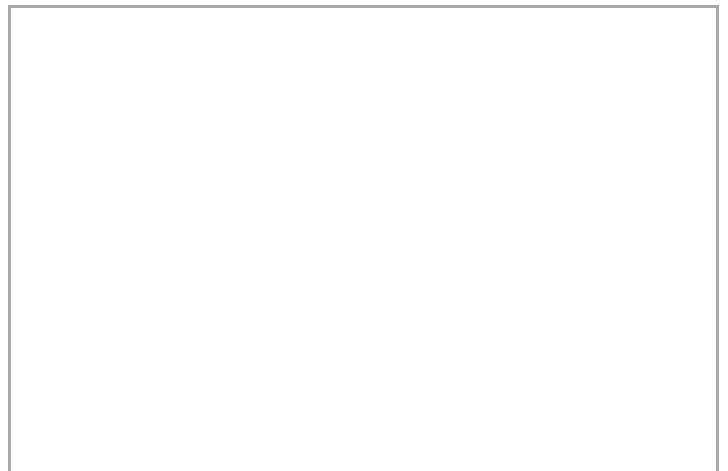
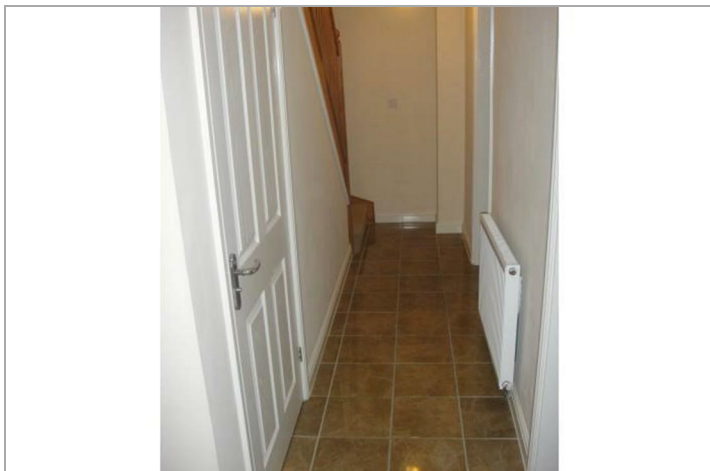
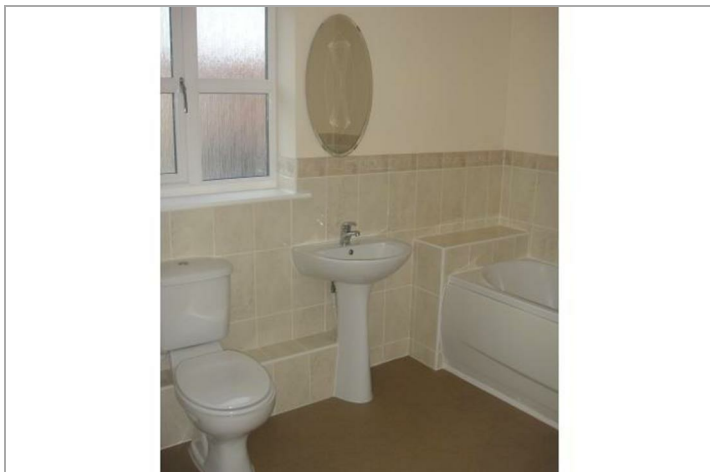
Tel: 01842 818282

general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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