



Rosehip Avenue, Red Lodge, Bury St. Edmunds, IP28 8WS

welcome to

Rosehip Avenue, Red Lodge, Bury St. Edmunds

PUBLIC NOTICE - 32 Rosehip Avenue, Red Lodge, IP28 8WS - We have received an offer of £150,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating: C

Living Room

18' 9" x 15' (5.71m x 4.57m)

Bedroom 1

12' 4" x 11' 11" (3.76m x 3.63m)

Bedroom 2

10' 7" x 7' 2" (3.23m x 2.18m)

Kitchen

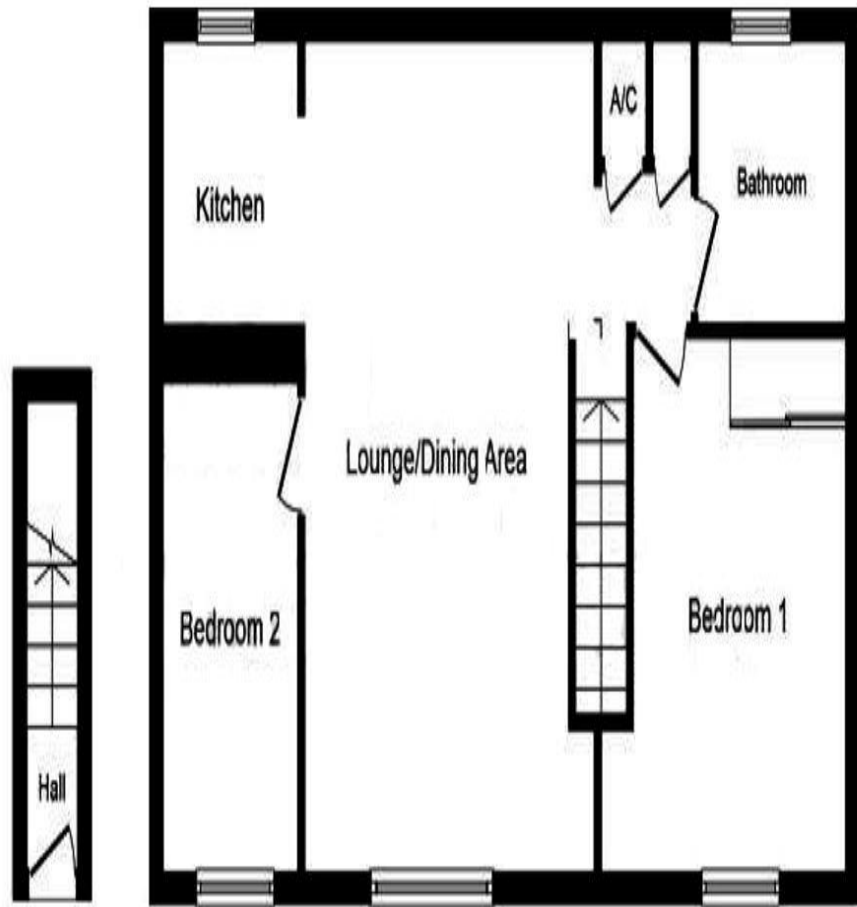
7' 9" x 7' 1" (2.36m x 2.16m)

Outside

Off street parking and Car Port

Agents Note

The property has 125 years from 1st January 2009, and has a ground rent of £250 per annum, with service charge TBC.



Ground Floor

First Floor



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- 2 Bedroom Coach House
- Circa 650 Sq ft
- No Onward Chain
- Cash Buyers Only
- Open Plan Living

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



view this property online williamhbrown.co.uk/Property/MDH108095



Property Ref:
MDH108095 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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