



**Poppy Close, Red Lodge IP28 8FL**

**welcome to**

## **Poppy Close, Red Lodge Bury St. Edmunds**

A semi-detached coach house located within a small cul-de-sac within the Kings Warren development in the expanding village of Red Lodge with two bedrooms, parking and garage. Ideal first time purchase or investment buy.

### **Entrance Hall**

With radiator, stairs leading to first floor and double glazed window to side aspect.

### **Living Room**

13' 7" x 12' 1" ( 4.14m x 3.68m )

With radiator, over stairs storage cupboard, double glazed window to front aspect, door to inner hall and large opening to:

### **Kitchen**

11' 10" x 5' 6" ( 3.61m x 1.68m )

Fitted with a modern range of base units and drawers with work surfaces over to three sides, inset stainless steel sink with mixer tap, built in under oven with gas hob and chimney style extractor over, integrated dishwasher and fridge/freezer, spot lighting and double glazed window to rear aspect.







### **Bedroom One**

13' 10" x 8' 7" max ( 4.22m x 2.62m max )

With radiator, built in wardrobe and double glazed window to front aspect.

### **Bedroom Two**

10' 5" x 9' 2" max ( 3.17m x 2.79m max )

With radiator, loft access and double glazed window to rear aspect.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over, low level w.c, pedestal wash hand basin with mixer tap, part tiled, shaver point, spot lighting, radiator and sky light.

### **Outside**

To the front of the property there is a driveway for one car leading to the single garage. A pathway to the side of the property leads to the rear garden which is fully enclosed and laid to shingle for ease of maintenance.



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## Poppy Close, Red Lodge

- Semi-Detached Coach House
- Two Bedrooms
- Open Plan Kitchen/Living Room
- Driveway
- Garage

Tenure: Leasehold EPC Rating: C

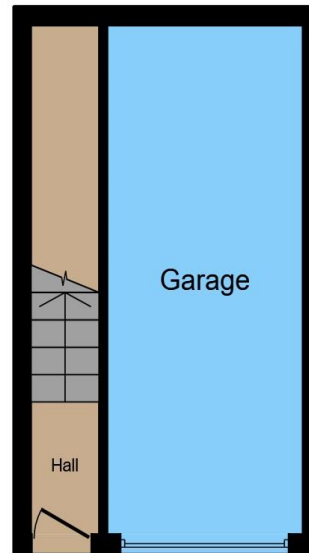
Council Tax Band: B Service Charge: 320.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MDH108461 - 0003

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