

Chilterns



Berberis Drive, Red Lodge, Bury St. Edmunds

Freehold

£265,000

01842 813466

www.chilternsc.co.uk



Berberis Drive, Bury St. Edmunds, IP28 8XJ

£265,000 Freehold

A modern three bedroom semi-detached house located on this popular and sought after development of properties towards the outskirts of this sought after Suffolk village. Offered to Investment Purchasers only with a tenant currently in situ.



SITUATION & LOCATION This well presented three bedroom semi-detached home is located on a popular and sought after development of properties on the outskirts of this established and well served Suffolk village.

Offered to the market to investment purchasers with tenant already in situ and currently paying a monthly rent of £1196.80 PCM

Ideally suited to first time investors or those that are looking to increase their portfolio.

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 regions principal towns including Bury St. Edmunds, Cambridge, Mildenhall and Newmarket. Being well placed for the nearby USAF Air Force Bases of Mildenhall and Lakenheath, there is continuing high demand for rented property from military and associated personnel.

ENTRANCE HALL With entrance door; fitted carpet; radiator; staircase to first floor.

CLOAKROOM With w.c; wash hand basin; radiator.

LOUNGE 15' 02" x 10' 06" (4.62m x 3.2m)
Fitted carpet; radiator; Upvc double glazed window and French doors opening to the rear garden.

KITCHEN/DINER 15' 02" x 9' 00" (4.62m x 2.74m)
Range of matching wall and floor cupboard units with worksurfaces over incorporating one and a half bowl sink unit, plumbing for automatic washing machine and dishwasher, built-in electric oven and hob; cushion flooring; Upvc double glazed window and French doors opening to the rear garden.

STARICASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR

LANDING Fitted carpet; access to loft space.

BEDROOM ONE 9' 01" x 9' 00" (2.77m x 2.74m)
Fitted carpet; radiator; two built-in wardrobe cupboards; Upvc double glazed window.

EN SUITE Comprising of shower cubicle; w.c; wash hand basin; Upvc double glazed window.

BEDROOM TWO 10' 07" x 8' 01" (3.23m x 2.46m)
Fitted carpet; radiator; Upvc double glazed window.

BEDROOM THREE 10' 07" x 6' 09" (3.23m x 2.06m)
Fitted carpet; radiator; Upvc double glazed window.

BATHROOM Comprising of panelled bath; w.c; wash hand basin.

OUTSIDE The front garden is chiefly laid to lawn.

The rear garden is chiefly laid to lawn with a paved patio area. To the rear can be found the garage en-block.

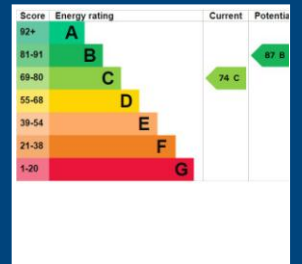
SERVICES Mains electric, water, drainage and gas.
Gas central heating.

COUNCIL TAX Band C

EPC RATING Band C

SERVICE CHARGE We understand from our clients that there is a an annual service charge which is to be confirmed.





Chilterns

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