



Marigold Drive, Red Lodge, Bury St. Edmunds, IP28 8TJ

Guide Price £229,995

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Set in a quiet cul-de-sac, and overlooking an open green area, this mid terrace home offers bright and deceptively spacious accommodation throughout. With entrance hall, open plan living room in to kitchen/dining room and patio doors leading on to the South facing garden. Upstairs, the property offers 2 generous double bedrooms (having been 3 bedrooms originally and offering the option to convert back if required) and bathroom.

Also benefits from solar panels and battery.

The property is approached via a front and benefits from a garage en-bloc.

Entrance Hall

Part glazed front door with full height window. Tiled flooring. Door leading to living room. Stairs to first floor.

Kitchen/Dining Room 14'10" x 9'6" (4.54m x 2.90m)

Country style range of matching eye and base level cupboards with wooden worktop over. Ceramic sink and drainer with mixer tap over. Space and connection for range cooker with stainless steel and glass extractor above. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splashbacks throughout. Wooden flooring. Inset downlights. Opening to living room. French doors leading to rear garden.

Living Room 13'0" x 12'0" (3.97m x 3.66m)

Spacious living room with window overlooking front aspect. Attractive wooden flooring. Electric panel radiator. Opening to kitchen. Door to entrance hall.

Landing

Doors leading to all bedrooms and

bathroom. Airing-cupboard. Storage heater. Stairs to ground floor.

Bedroom 1 14'10" x 11'4" (4.54m x 3.47m)

Spacious double bedroom with dual windows overlooking front aspect. Electric panel radiator. Wood effect flooring. Doors leading to landing.

Bedroom 2 11'1" x 8'10" (3.40m x 2.70m)

Double bedroom with window overlooking rear aspect. Door leading to landing. NB: Currently used as study.

Bathroom 6'0" x 5'6" (1.84m x 1.68m)

White suite comprising low level W.C., pedestal hand basin and panelled bath with wall mounted shower over. Tiled flooring. Attractively tiled walls. Obscured window. Door to landing.

Outside - Front

Block paved pathway leading to front door. Lawned area. Attractively planted border. Picket fence to boundary.

Outside - Rear

Attractive, split level courtyard garden. Attractively planted with a variety of plants and shrubs. Fully enclosed. Rear access gate.

PROPERTY INFORMATION

Maintenance fee - n/a
EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House

Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Meters - 67 SQM

Parking - Garage en bloc

Electric Supply - Mains & Solar Panels

Water Supply - Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - tbc

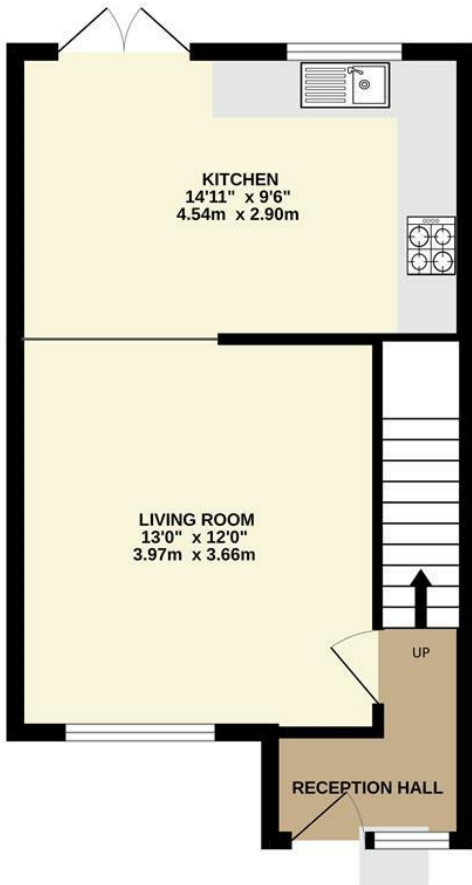
Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

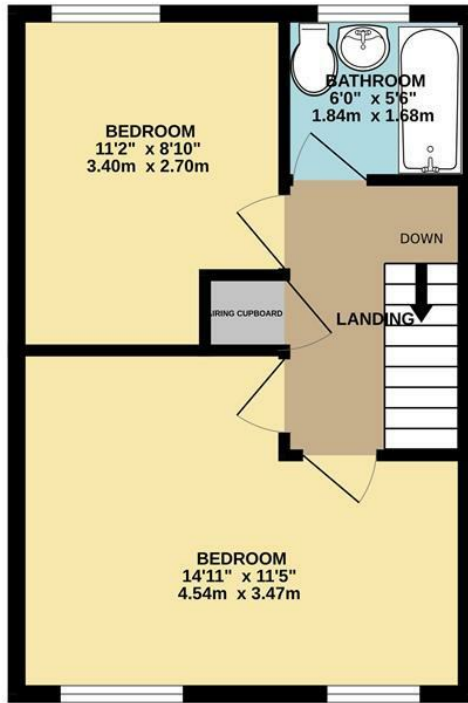
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.

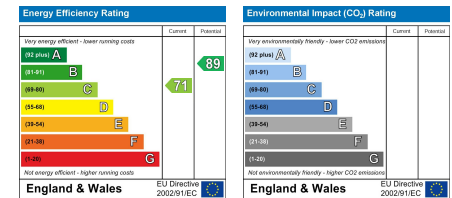
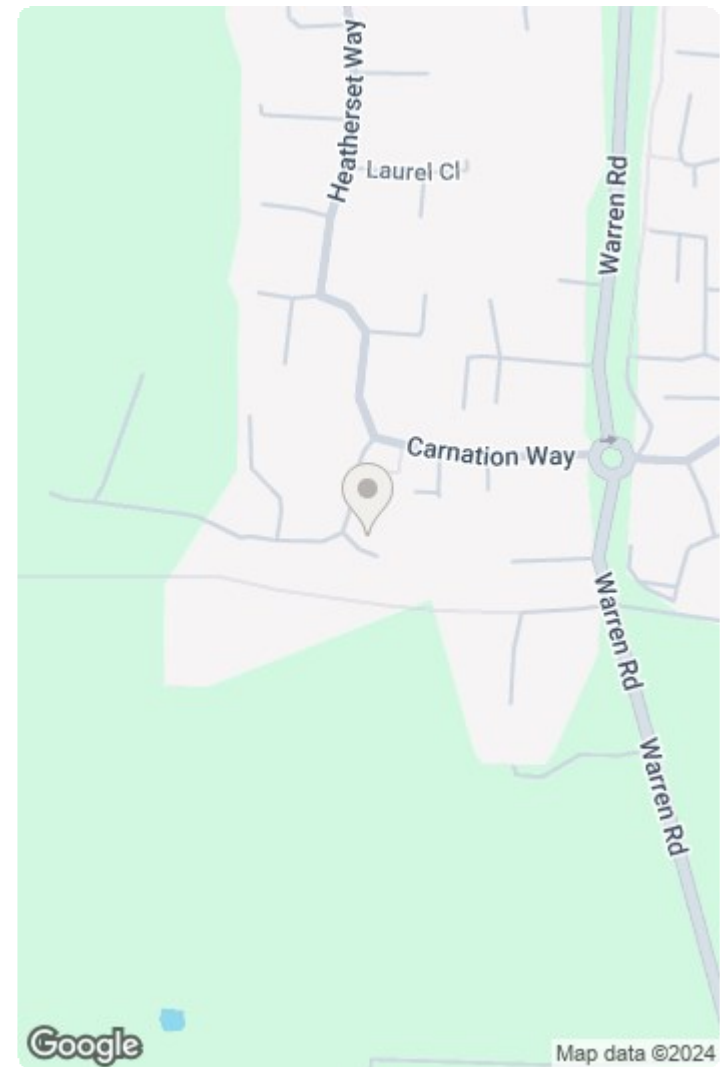


1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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