

39 Russet Drive - Guide Price £280,000

Red Lodge Suffolk IP28 8GA

shires
residential



"Consistently providing outstanding service to our clients"

Guide Price £280,000

The Property

A well proportioned and versatile end of terrace town house located on the often requested Kings Warren development in Red Lodge and offered to the market with no onward chain.

Full details

This end of terrace townhouse is located on the often requested Kings Warren development in Red Lodge. The expanding village of Red Lodge offers local amenities including post office, convenience store, doctors surgery and provides excellent road links with the A11 and A14 within close proximity.

The versatile and well proportioned accommodation is set over three floors with the ground floor offering an entrance hall with cloakroom and stairs to first floor, a well fitted kitchen including integrated appliances to the front and a dining room/home office with a door to the rear garden.

On the first floor there is a good size lounge with two Juliette balconies overlooking the front and a good size double bedroom to the rear. Stairs lead from the landing to the second floor.

The second floor has a bedroom with fitted double wardrobe and a door leading to the modern ensuite shower room. Also on this floor is a further double bedroom with fitted double wardrobe, a modern family bathroom and the airing cupboard housing the hot water cylinder.

Outside the property has an enclosed garden with gated pedestrian access leading to the garage which is en-bloc with a parking space to the front. The property benefits from UPVC double glazing throughout, gas fired radiator heating and is offered with the additional benefit of no onward chain.

This property would make an ideal family home or investment purchase with a potential rental income between £1200 - £1300 pcm.

House - Freehold
Garage - Leasehold
Council Tax Band - D
Service Charge - £230 per annum

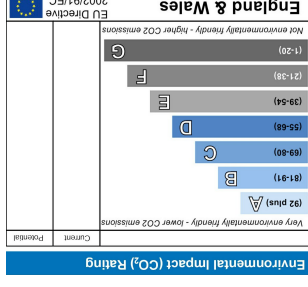
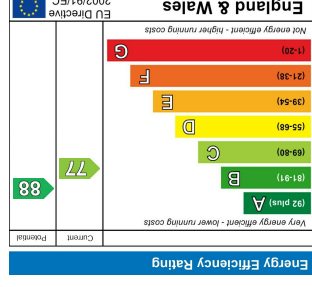
Features

- NO ONWARD CHAIN
- END OF TERRACE TOWN HOUSE
- POPULAR KINGS WARREN DEVELOPMENT
- VERSATILE ACCOMMODATION OVER THREE FLOORS
- KITCHEN/BREAKFAST ROOM AND SEPARATE DINING ROOM/HOME OFFICE
- THREE DOUBLE BEDROOMS
- BOTH FAMILY AND ENSUITE BATH/SHOWER ROOMS
- FIRST FLOOR LOUNGE WITH TWO JULIETTE BALCONIES
- GARAGE EN-BLOC AND PARKING SPACE
- GAS HEATING AND UPVC DOUBLE GLAZING THROUGHOUT





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



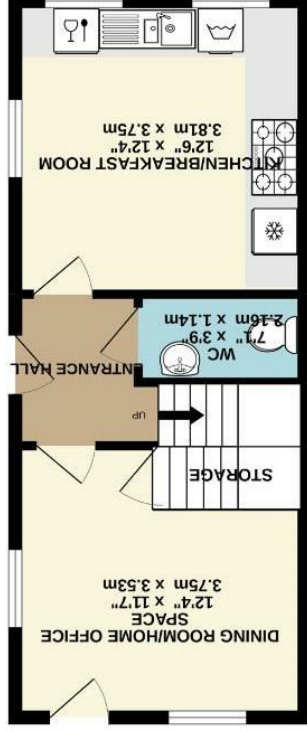
TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

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.

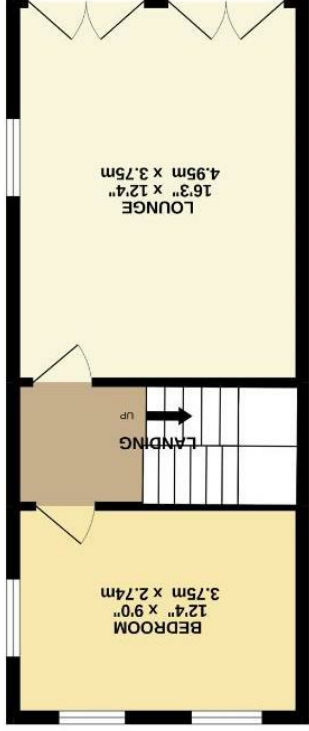
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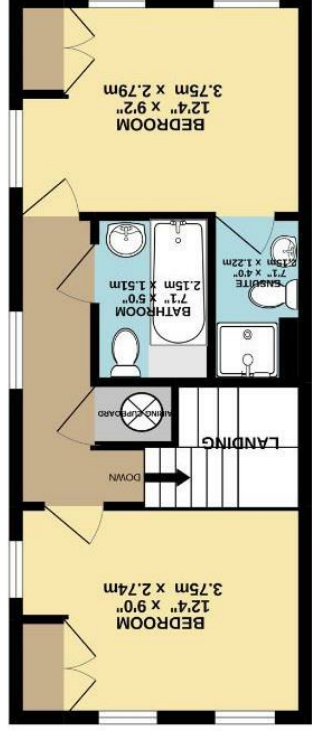
GROUND FLOOR (68.0 sq.m.) approx.



1ST FLOOR (34.9 sq.m.) approx.



2ND FLOOR (34.7 sq.m.) approx.



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