

GUIDE PRICE
£264,000



House - End Terrace - EPC Rating: C - West Suffolk Council C

HUNDRED ACRE WAY, RED LODGE

- 3 bedroom end of terrace
- Kitchen with integrated appliances
- Enclosed rear garden
- Gas central heating
- Off-road parking
- CHAIN FREE
- Main bedroom with storage and en-suite
- EPC Rating 74C
- Close to local amenities
- Great transport links to the A11 and A14

Hundred Acre Way, Red Lodge

Offered to market CHAIN FREE, is this three bedroom end of terraced property. The property benefits from living room, kitchen/dining area, utility room, main bedroom with storage and en-suite, two further good sizes bedrooms and main bathroom. To the rear of the property is an enclosed rear garden and access to the off-road parking.

ENTRANCE HALL

With tiled flooring and pendant lighting.

LIVING ROOM

17'7" x 10'7"

With wood effect flooring, pendant lighting and windows to side and front.

KITCHEN/DINER

17'7" x 9'6"

A range of wood effect base and wall units, under a black worktop. Integrated appliances include fridge freezer, oven, gas hob, and extractor fan. With patio doors leading to rear garden, tiled flooring, pendant lighting and window to side and front.

UTILITY ROOM

5'10" x 5'4"

Wood effect base units and space and plumbing for washing machine and tumble dryer. With tiled flooring and pendant lighting.

CLOAKROOM

Two piece suite comprising pedestal

basin and W/C. With tiled flooring and pendant lighting.

FIRST FLOOR LANDING

With storage cupboard containing hot water tank.

BEDROOM ONE

11'5" x 10'3"

Double bedroom with built in storage and en-suite. With carpet flooring, pendant lighting and window to front and side.

ENSUITE

Three piece suite comprising single shower enclosure, pedestal basin and W/C. With vinyl flooring, pendant lighting and window to front.

BEDROOM TWO

11'0" x 9'9"

Double bedroom with built in storage. With carpet flooring, pendant lighting and window to front.



BEDROOM THREE

9'3" x 7'5"

With carpet flooring, pendant lighting and window to side.



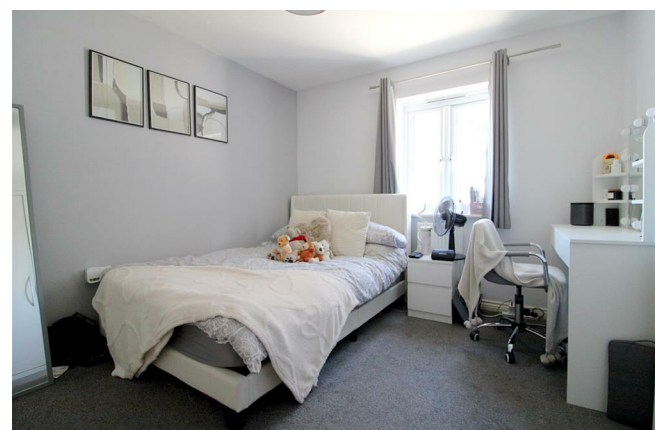
BATHROOM

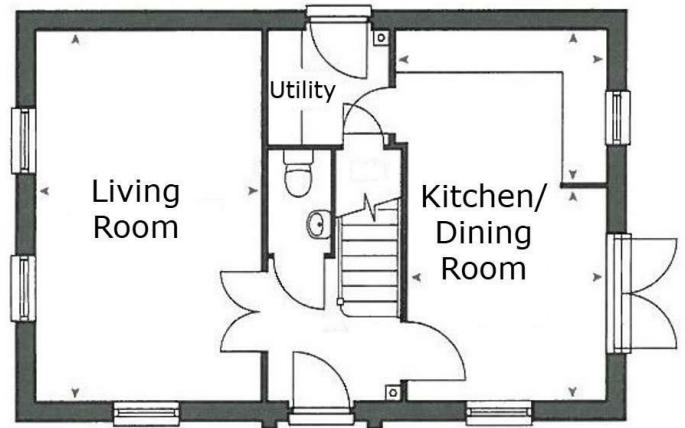
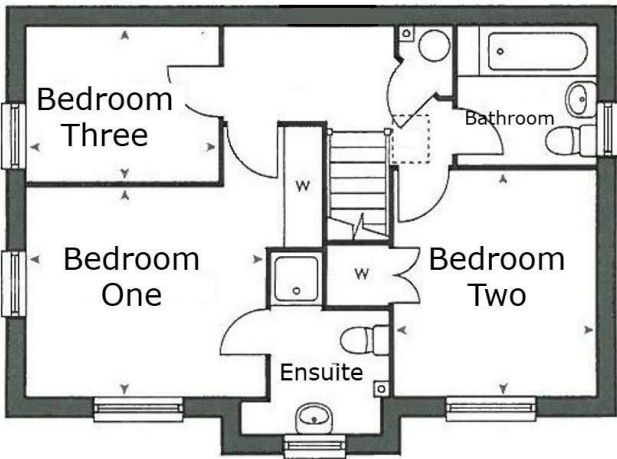
Three piece suite comprising panelled bath with shower over, pedestal basin and W/C.

With vinyl flooring, pendant lighting and window to side.

OUTSIDE

The front of the property is gravelled with landscaped shrubbery. The enclosed garden is laid mostly to lawn, with a patio area and shed for storage. Gate leading to allocated parking.

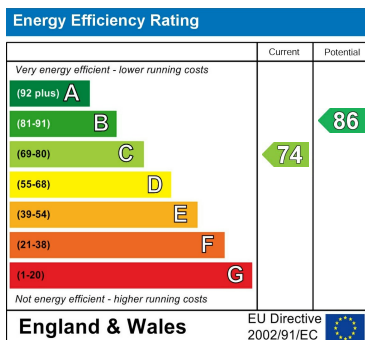




Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.