



Juniper Road, Bury St. Edmunds, IP28 8TX

CHEFFINS

Juniper Road

Red Lodge, Bury St. Edmunds,
IP28 8TX

A 4 bedroom detached family home ideally situated in the popular village of Red Lodge with convenient access to the A11 and A14. The property benefits from a sitting room, which leads through to dining room, kitchen, cloakroom and a primary bedroom with ensuite, enclosed rear garden and a driveway for one car. EPC Rating C. Council tax band D.

LOCATION

RED LODGE is a popular village within easy reach of Cambridge (15 miles), Newmarket (5 miles) and Bury St Edmunds (12 miles). Village amenities include a primary school, a good sized local supermarket, hairdressers, pharmacy, doctor's surgery, dental surgery, post office, pavilion and millennium centre and public house.

4 2 1

£1,600 PCM



**ENTRANCE HALL****CLOAKROOM**

with hand basin and WC.

SITTING ROOM

with window to front aspect and french doors to dining room.

DINING ROOM

with sliding door to rear garden.

KITCHEN

with a range of base and wall units, electric oven and gas hob with extractor over, sink with mixer tap, slimline dishwasher and space for washing machine. Door leading into garage.

FIRST FLOOR**LANDING**

with airing cupboard housing shelving and water tank.

BEDROOM ONE

with wardrobes and window to rear aspect.

EN SUITE

with WC, hand basin and shower cubicle with thermostatic shower and shower attachment.

BEDROOM TWO

with dual window aspect.

BEDROOM THREE

with window to front aspect.

BEDROOM FOUR**FAMILY BATHROOM**

with half tiled bath with handheld shower attachment, WC and hand basin, extractor fan in ceiling and window to rear aspect.

GARAGE

with up and over garage door and personnel door to rear garden.

OUTSIDE

To the front there is a small lawn area with pickett fence and gate surrounding.

There is a driveway for one car to park.

Letting Agents Notes

Deposit - £1846.00

Holding Deposit - £380.00

EPC - C

Council Tax - D

Square Footage - 1453.14





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,600 PCM
 Council Tax Band - D
 Local Authority - West Suffolk



Agents note:
 For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.