



Myrtle Lane, Red Lodge, IP28 8RW

CHEFFINS

Myrtle Lane

Red Lodge,
IP28 8RW

- 50% Shared Ownership
- Modern Detached Home
- 3 Bedrooms - 1 Ensuite
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking for 2 Cars

A well presented 3 bedroom detached home with excellent transport links to both Newmarket and Bury St Edmunds. The accommodation comprises an entrance hall, living room opening onto the rear garden, a modern kitchen/dining room, cloakroom and a family bathroom. External features include an enclosed rear garden and a driveway to the side providing off-road parking. The property is initially offered as a 50% shared ownership property, with an opportunity to purchase a higher percentage, please call the office to discuss this further.

3 2 1

Guide Price £155,000





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.

ENTRANCE HALL

with entrance door, stairs to the first floor, built-in storage cupboard.

CLOAKROOM

with a low level WC, hand wash basin, double glazed window to the front aspect.

KITCHEN/DINING ROOM

with a range of wall and base mounted units with rolled edge worktop surfaces, stainless steel sink, space and plumbing for washing machine and dishwasher, built-in oven and gas hob with extractor hood over, tiled splashbacks, recessed ceiling spotlights, radiator, double glazed bay window to the front aspect.

LIVING ROOM

with a radiator, built-in storage cupboard, double glazed window to the rear and French doors opening onto the rear garden.

FIRST FLOOR**LANDING**

with airing cupboard.

BEDROOM 1

with a radiator, double built-in storage cupboard and a double glazed window to the front aspect.

ENSUITE SHOWER ROOM

with a shower cubicle, low level WC, heated towel rail, hand wash basin.

BEDROOM 2

with a radiator and a double glazed window to the rear aspect.

BEDROOM 3

with a radiator and a double glazed window to the front aspect.

BATHROOM

with a side panelled bath, hand wash basin, low level WC, heated towel rail, radiator, double glazed window to the rear aspect.

OUTSIDE

To the rear of the property is an enclosed garden mainly laid to lawn with a patio seating area, timber shed and gated access to the front.

To the side of the property is a brick weaved driveway providing parking for 2 vehicles.

SALES AGENTS NOTES

Tenure - Leasehold

Length of Lease - 120 years remaining

Annual Service Charge - £438.24 (Buildings insurance)

Monthly Shared Ownership Rent (50% share) - £426.89


Service Charge Review Period - Annually

The full market value is £310,000 there is an option to purchase a higher percentage if desired, up to 100% full ownership. If you buy a larger share, you'll pay less rent.

To be eligible to purchase, buyers can not earn more than £80,000 annually or own another property. If they are selling, they are only proceedable once they are SSTC with a complete chain. Also, you must have a local connection either through residency, work or family.

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



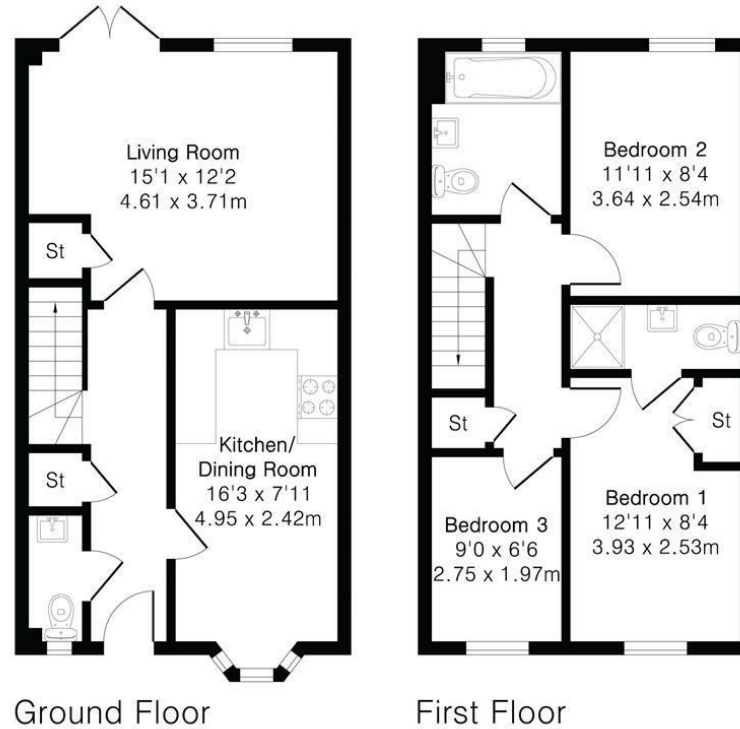
Guide Price £155,000
 Tenure - Leasehold
 Council Tax Band - C
 Local Authority - West Suffolk



Approximate Gross Internal Area 902 sq ft - 84 sq m

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 449 sq ft – 42 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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.

