



Myrtle Lane, Red Lodge IP28 8RW

40% Shared Ownership £96,000

MA

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Myrtle Lane, Red Lodge IP28 8RW

This two bedroom shared equity would make a great first time purchase. Set in a quiet location in the popular village of Red Lodge it really must be seen to be appreciated.

Red Lodge is well served with shops, pubs and restaurants, a primary school, health Centre, dentist and sports facilities. It's a 20 minute drive to Cambridge and Kennett station is four miles away.

Accommodation comprises of an open plan living room and kitchen/diner cloakroom, two double bedrooms and a bathroom. Outside, the rear garden is enclosed. A driveway to the side provides off road parking for two cars.

The property is for 40% ownership with future staircasing options available.

Kitchen/Dining/Living Room 27'11" x 13'8" (8.53m x 4.19m)

Superb open plan kitchen/dining/living room. Kitchen: a range of eye and base level cupboards and storage drawers with wooden worktop over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and dishwasher. Integrated eye level oven. Inset gas hob with extractor above. Integrated fridge/freezer. Attractively tiled splashbacks. Tiled flooring. Spacious living area with French doors leading to the rear garden. Radiators. Stairs leading to the landing. Doors leading to the cloakroom and front.

Cloakroom

White suite comprising low level W.C. and handbasin. Door to entrance hall.

Landing

Doors to all bedrooms and bathroom. Airing cupboard. Loft access hatch. Stairs leading to the kitchen/dining/living room.

Bedroom 1 13'8" x 10'2" (4.19m x 3.11m)

Spacious bedroom with built-in wardrobes. Window to the front aspect. Radiator. Door leading to the landing.

Bedroom 2 13'8" x 8'10" (4.19m x 2.70m)

Spacious double bedroom with window to the rear aspect. Radiator. Door to the landing.

Bathroom

Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over, panelled bath with mixer tap over and wall mounted shower. Attractively tiled to wet areas. Radiator. Door leading to the landing.

Loft

Part boarded loft. Accessed from the landing.

Outside - Front

Planted bed with a variety of shrubs, pathway leading to the front door with storm porch over. Block paved driveway providing off road parking. Access gate to the rear garden.

Outside - Rear

Patio area to the rear of the house with French doors leading to the living room. Side pathway leading to the rear of the garden with timber shed. Lawned area with planted side border. Access gate to the front.

PROPERTY INFORMATION

Property Fees - £439.96 monthly rent, £36.68 building insurance

EPC - B

Tenure - Shared Ownership

Council Tax Band - C (West Suffolk)

Property Type - Semi- Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 72 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

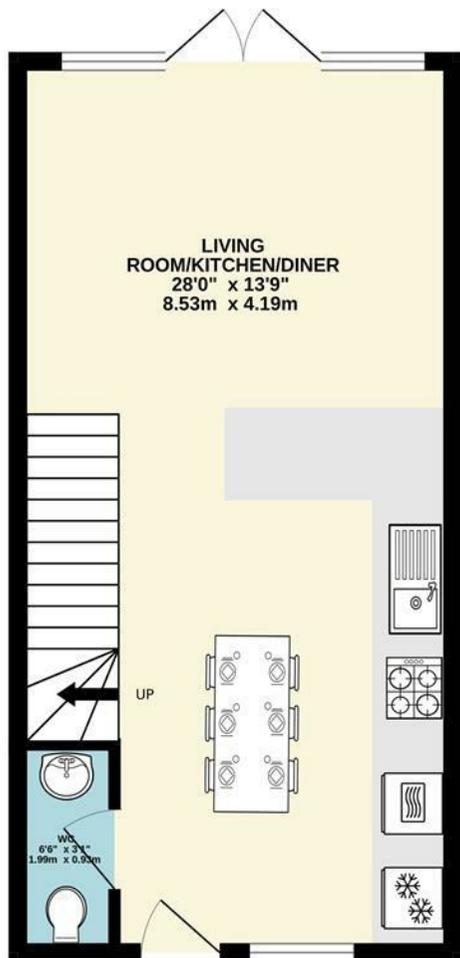
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

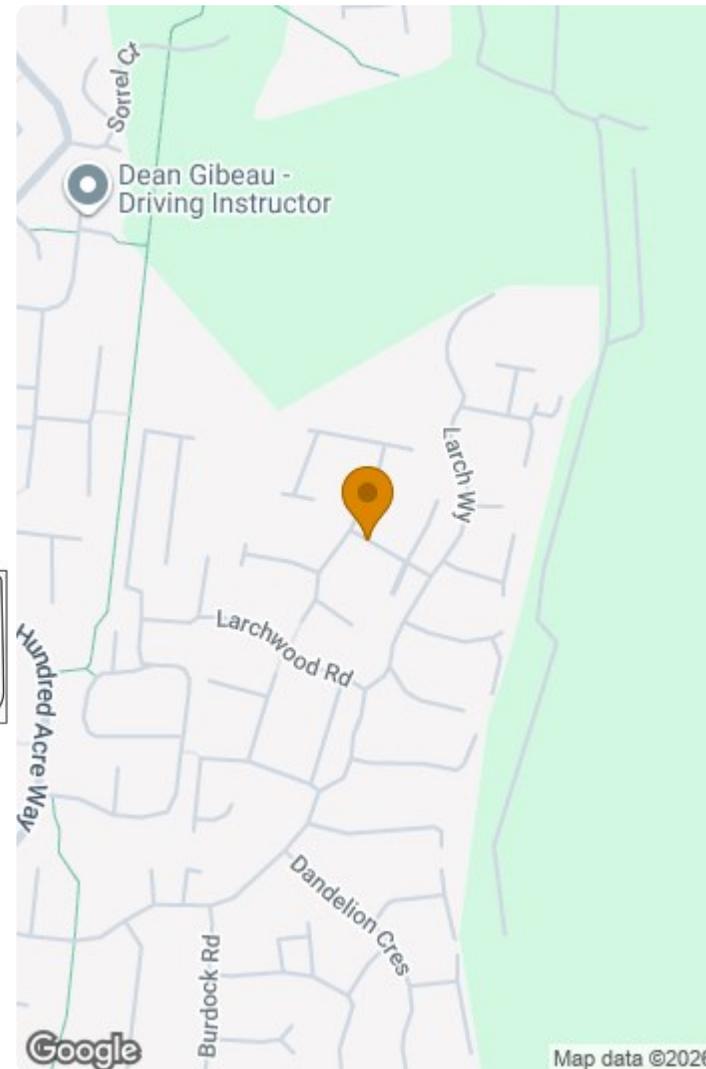
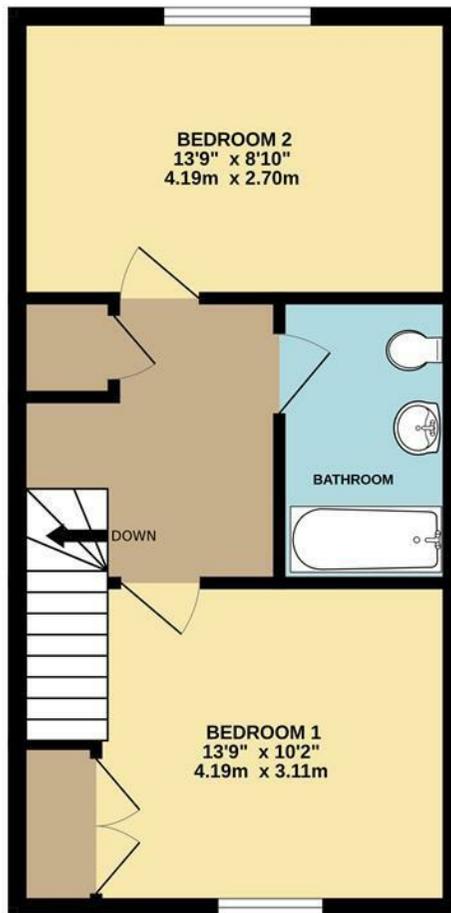
Location

Red Lodge is a popular and well-served village located in Suffolk, England. The village offers a range of amenities, including local shops, cafes, and a community centre. Red Lodge Primary School provides education for younger children, while secondary students typically attend nearby schools in the surrounding towns. The village is well-connected with access to transport links, making it convenient for commuters, and is surrounded by scenic countryside, offering opportunities for outdoor activities. Additionally, Red Lodge features parks and recreational spaces, enhancing its appeal for families.

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	96		
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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