



Russet Drive, Red Lodge

Pocock + Shaw



53 Russet Drive  
Red Lodge  
Bury St. Edmunds  
Suffolk  
IP28 8GA

A 2 bedroom mid terraced property forming part of a group of 8 similar homes situated in a popular residential development. The house is offered with no chain and benefits from an open plan living room, dining area and fitted kitchen, a ground floor cloakroom and gas central heating. features include 2 bedrooms and a bathroom on the first floor, communal gardens and off road parking adjacent to the building.

Guide Price £185,000





**Location** Red Lodge is situated just off and by-passed by the A11 approximately 5 miles north east of Newmarket and some 4 miles from Mildenhall and is particularly well placed for access to a number of the region's principal centres, in particular Bury St Edmunds, Cambridge, Mildenhall and Newmarket. The village has expanded greatly in recent years bringing new facilities including a primary school, small parade of shops and leisure facilities.

### Accommodation

**Entrance hall** with a part glazed entrance door.

**Cloakroom WC** with a hand basin and low level WC, radiator and window to the front aspect.

**Living/dining room** with stairs to leading to the first floor and under stairs storage cupboard.

**Kitchen** open plan with the living room with a range of modern fitted base and wall mounted units, matching worktops over, tiled splash backs with inset stainless steel sink and drainer, integrated 4 burner stainless steel hob and double oven and grill with extractor hood over. Integrated washing machine, dishwasher and fridge/freezer.

### First floor

**Landing** with an airing cupboard with a gas fired boiler, access to the roof space.

**Bedroom** 1 with a built in wardrobe .

**Bedroom** a double aspect room with windows to the front and side aspect.

**Bathroom** with a suite comprising a panelled kidney bath with a shower over, hand basin and low level WC, part tiles walls.

**Outside** The property forms a part of a block of just 8 2 bedroom homes with established communal gardens with lawned areas and mature hedge borders and paved pathways leading to the houses.

To the side of the property is a large communal parking area with a dedicated parking space.

**AGENTS' NOTE** The property is currently rented out and the photographs are representative of the tenant's furniture and possessions.

### SERVICES AND TENURE

**Tenure** The property is Freehold.

**Services** Mains water, gas, drainage and electricity are connected.  
The property is in a low flood risk area and is not in a conservation area.  
The property has a registered title.  
Internet connection, basic: 3 Mbps, Superfast 89Mbps,  
Ultrafast: 1800Mbps.  
Mobile phone coverage by the four major carriers available.  
EPC: C Council Tax B  
West Suffolk District Council

**Service charge** There is an annual service charge of £389.00 for October 2025 to September 2026

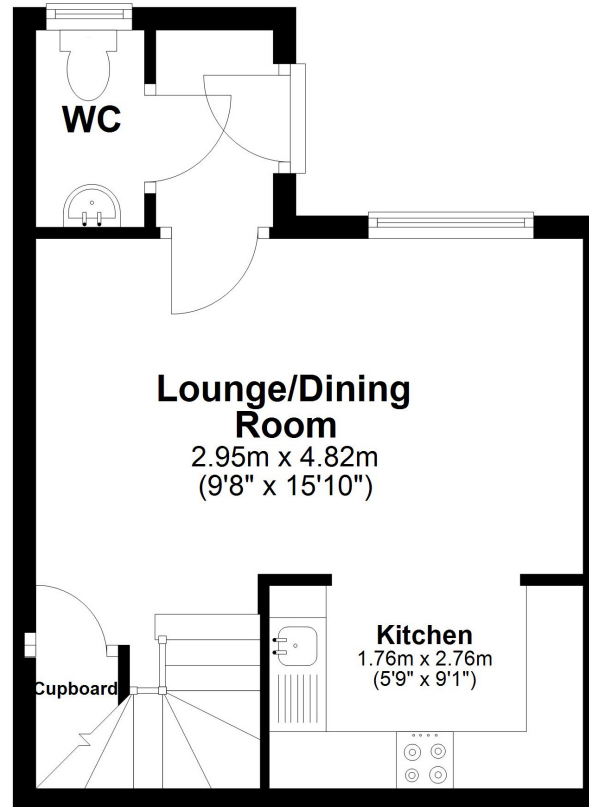
**Viewing** By Arrangement with Pocock + Shaw  
PBS





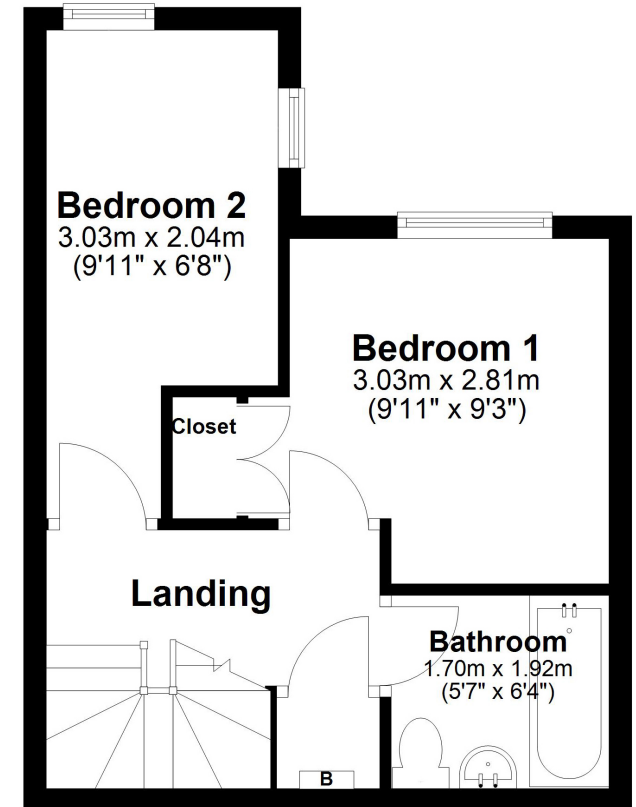
## Ground Floor

Approx. 27.1 sq. metres (291.6 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



Total area: approx. 56.6 sq. metres (609.1 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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