



Hundred Acre Way, Red Lodge

EPC Rating 74

Guide Price £264,000

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



HUNDRED ACRE WAY, RED LODGE. 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" (5.36m x 3.23m) With wood effect flooring, pendant lighting and windows to side and front.



KITCHEN/DINER 17' 7" x 9' 6" (5.36m x 2.9m) 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" (1.78m x 1.63m) 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" (3.48m x 3.12m) 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' x 9' 9" (3.35m x 2.97m)

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

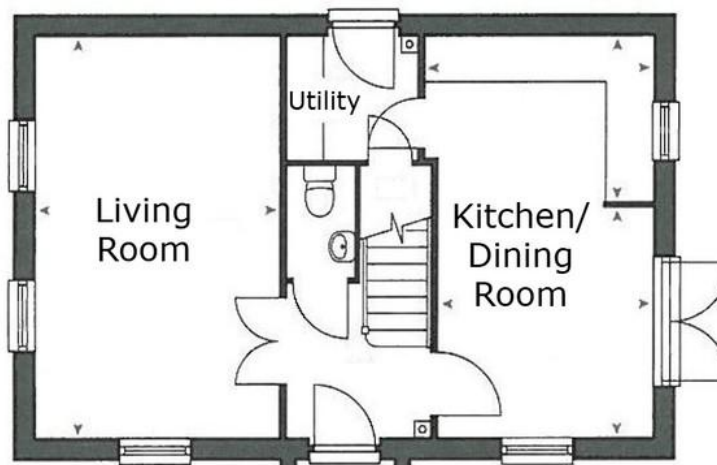
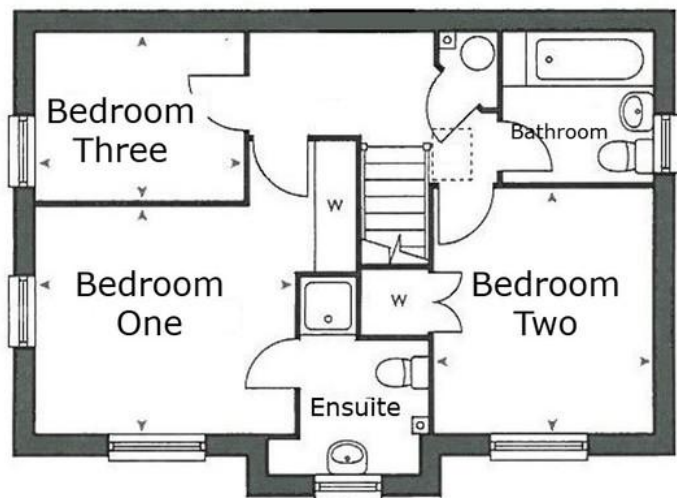
BEDROOM THREE 9' 3" x 7' 5" (2.82m x 2.26m)

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

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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