

Magnolia Close, Red Lodge, IP28 8TP

CHEFFINS

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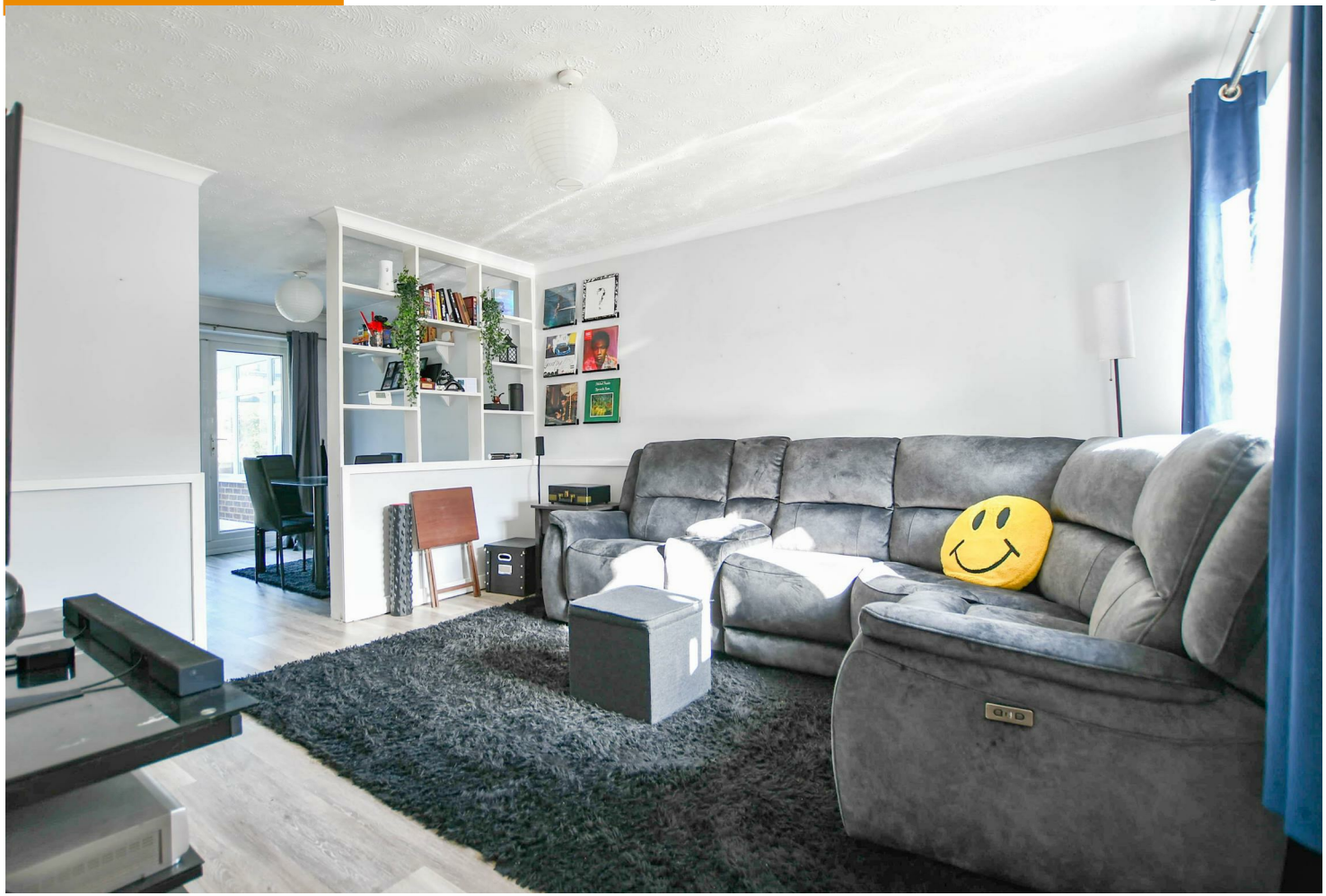
Red Lodge,
IP28 8TP

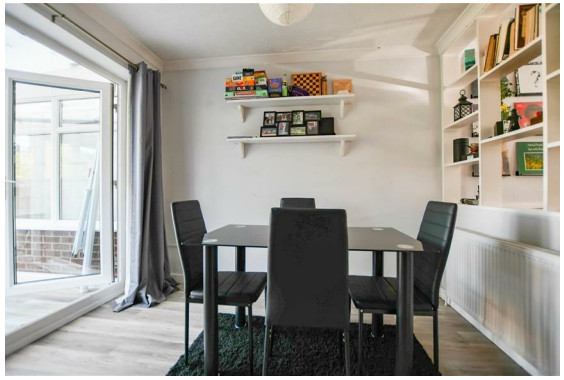
3 1 1

Guide Price £230,000

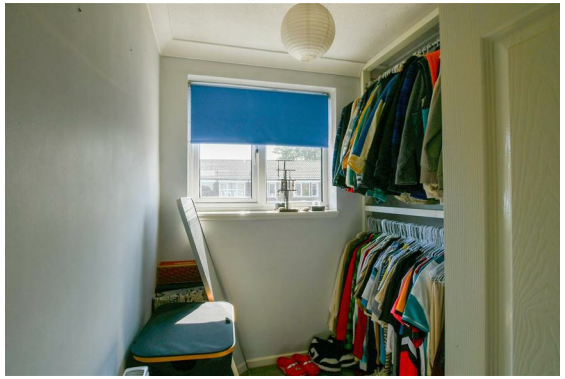
- Mid-Terraced Home
- 3 Bedrooms
- First Floor Bathroom
- Open Plan Living Accommodation
- Off-Road Parking
- Garage Located Nearby
- Enclosed Rear Garden
- NO CHAIN



A 3 bedroom mid terraced home offered with NO CHAIN and ideally situated with easy access of the A11 and A14 transport links. The property offers open plan living accommodation, a fitted kitchen, a conservatory, 3 bedrooms and first floor bathroom. Externally featuring a low maintenance rear garden, a garage located nearby and ample off-road parking.






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 leading up to first floor and double doors leading through to;

LIVING ROOM
with an under stairs storage cupboard, window to front aspect, open shelving divider with the dining area.

DINING AREA
Open plan with the kitchen and with double doors leading into conservatory.

KITCHEN
with a range of wall and base mounted units, stainless steel sink, electric cooker with extractor hood over, space and plumbing for dishwasher, internal window into conservatory.

CONSERVATORY
uPVC constructed with windows to all sides and double doors leading out to the rear garden.

FIRST FLOOR

LANDING
with a cupboard housing the electric fired boiler.

BEDROOM 1
with built-in wardrobes and a window to the rear aspect.

BEDROOM 2
with a window to the front aspect.

BEDROOM 3
Currently utilised as a dressing room with a window to the front aspect.

BATHROOM
with a panelled bath with shower over, low level WC, pedestal hand wash basin, heated towel rail, window to the rear aspect.

OUTSIDE
The low maintenance rear garden is laid to astro turf with gated access to the rear.

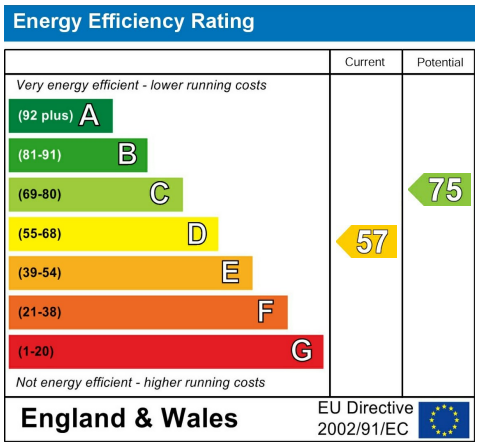
To the front of the property is a gravelled area with a paved pathway.

SINGLE GARAGE
Located nearby with a driveway providing off-road parking.

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







Guide Price £230,000
Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk



Total area: approx. 77.8 sq. metres (837.4 sq. feet)

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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.

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