Clarke Philips

Estate Agents & Property Management







£1,250 Per Month

74 HUNDRED ACRE WAY | BURY ST. EDMUNDS | IP28 8NQ

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SPACIOUS ONE-BEDROOM COACH HOUSE WITH GARAGE & OFF-ROAD PARKING situated within a popular modern residential development in Red Lodge.

This well-presented property offers bright and spacious accommodation, featuring a CONTEMPORARY OPEN-PLAN KITCHEN/LIVING AREA, a generously sized double bedroom and a MODERN BATHROOM.

Ideally positioned within walking distance of local shops and everyday amenities, the property enjoys excellent transport links via the A11 and A14, providing easy access to Newmarket, Bury St Edmunds, Mildenhall and Cambridge. The nearby Kennett Railway Station offers further connections towards Cambridge and Bury St Edmunds, making this an ideal location for commuters.

The property also benefits from a SINGLE GARAGE AND ADDITIONAL OFF-ROAD PARKING, a particularly attractive feature for a one-bedroom home.

Entrance Hall
A bright welcoming hall with 2 windows to the rear, cupboard housing gas fired boiler and additional storage cupboard.

Sitting/Dining Room 17'10" x 10'5" (5.46m x 3.18m)
Spacious open plan room with ample space for a dining table, windows to front and rear.

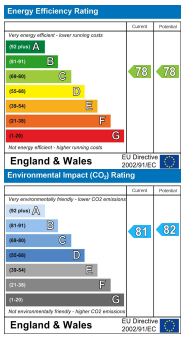
Kitchen 8'3" x 7'1" (2.54m x 2.18m)
Modern fitted kitchen which offers a range of wall and base units, work surfaces with inset sink unit and part tiled walls. Some integral appliances which include fridge/freezer, washing machine, oven and gas hob with extractor above. Window to front.

Bedroom 11'6" x 9'3" (3.51m x 2.84m)
Double bedroom with window to front.

Bathroom
Comprising a 3 piece-suite, panelled bath, WC and wash basin. Part tiled walls and vinyl flooring.

Garage & Parking
The property benefits from a single garage and allocated parking.

Directions



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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.