

Laburnum Close, Red Lodge, IP28 8HJ

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Laburnum Close

Red Lodge,
IP28 8HJ

2 1 1

Guide Price £200,000

- Modern Terraced Home
- 2 Bedrooms
- First Floor Bathroom
- Conservatory
- Enclosed Rear Garden
- Off-Road Parking for 2 Cars
- Easy Access onto A11/A14



A modern 2 bedroom mid terraced home situated in the popular village of Red Lodge, offering excellent transport links to both Newmarket and Bury St Edmunds. Externally, the property benefits from an enclosed rear garden featuring a decked seating area and off-road parking for 2 vehicles.















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 the first floor.

LIVING ROOM
with a feature electric fire, double glazed window to the front aspect.

KITCHEN/DINING ROOM
with a range of wall and base mounted units with work surfaces over, stainless steel sink, integrated fridge and freezer, integrated oven with hob and extractor hood over, space and plumbing for washing machine, breakfast bar area, tiled splashbacks, under stairs storage cupboard, double glazed window looking into the conservatory.

CONSERVATORY
with high level windows to both side aspects, further double glazed windows to the rear and patio doors opening onto the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1
with 2 storage cupboards, double glazed window to the front aspect.

BEDROOM 2
with a double glazed window to the rear aspect.

BATHROOM
with a side panel bath, pedestal hand wash basin, low level WC, double glazed window to the rear aspect.

OUTSIDE
The rear garden is mainly laid to lawn with a decked seating area, a shed, paved pathway, flower and shrub shingled border and gated access leading around to the front.

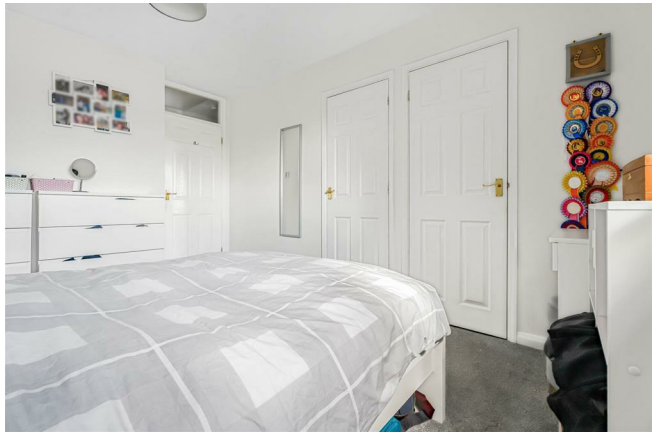
To the front of the property is an area laid to lawn with a slate border and paved pathway.

Off street parking is available for 2 cars, to both the left and right side of the property.

Sales Agents Notes
The property is accessed via a shared parking area with the neighbouring properties, each property has 2 allocated parking spaces. Any costs associated with the maintenance of this area is shared between the properties.

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









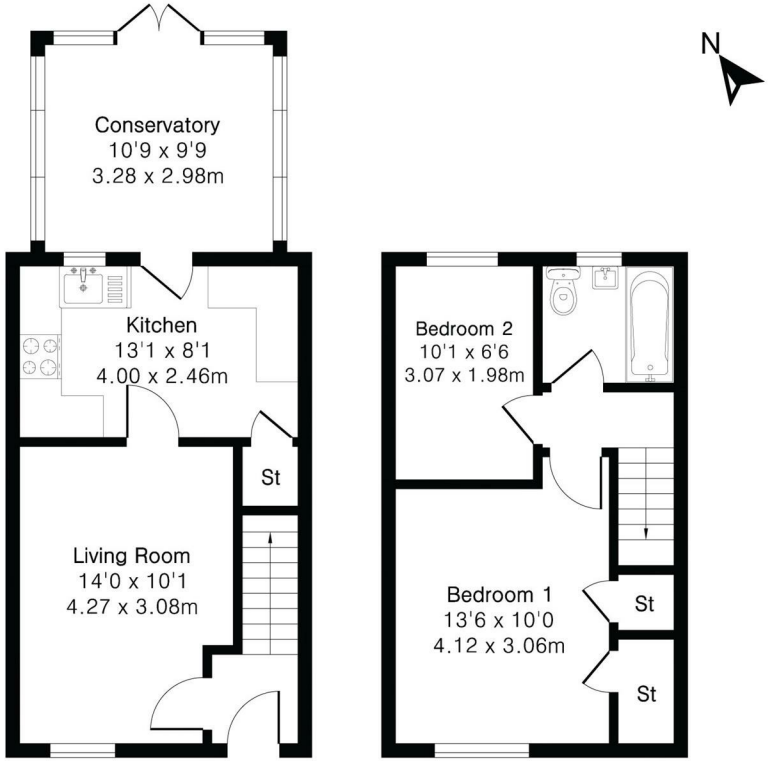




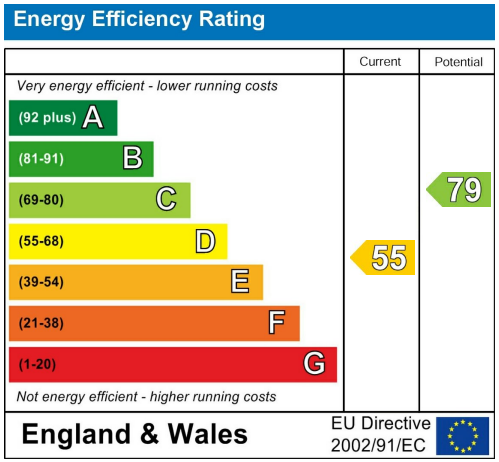
Approximate Gross Internal Area 703 sq ft - 65 sq m

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 295 sq ft – 27 sq m



Ground Floor First Floor



Guide Price £200,000

Tenure - Freehold

Council Tax Band - A

Local Authority - West Suffolk

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.