



Berberis Drive

Red Lodge, IP28

Price £230,000

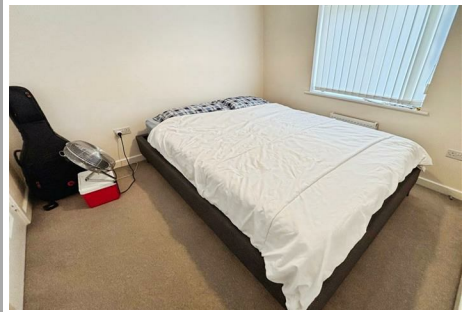
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Berberis Drive

Red Lodge, Bury St. Edmunds, IP28

Price £230,000



Description

INVESTMENT BUYERS ONLY! This modern three bedroom home is located within CLOSE PROXIMITY to Mildenhall and Lakenheath which makes it a superb INVESTMENT OPPORTUNITY for local USAF personnel. The house will be sold with tenants in place currently paying £1175pcm.

Downstairs the house comprises a welcoming entrance hall with ample space to remove coats and shoes as well as stairs leading to the first floor landing. There is a spacious lounge which includes a useful understairs storage cupboard as well as a door leading into the kitchen/ dining room.

The kitchen includes a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated cooker, electric hob with extractor hood over as well as space for a fridge freezer and dishwasher. There is further space in a utility area for a washing machine as well as the wall mounted gas boiler. The kitchen also enjoys French doors which overlook the rear garden and allow natural light to flood in. The downstairs accommodation is concluded by a W.C and wash hand basin.

Upstairs the house enjoys three bedrooms and includes an en suite shower room with W.C and wash hand basin to the master bedroom. There is a modern family bathroom comprising W.C, wash hand basin and bath whilst the first floor landing includes a useful storage cupboard and access hatch into the loft space above.

Outside the property benefits from a fully enclosed rear garden which has been laid to lawn and includes a small patio area. There is rear gate access which leads to the garage and parking space in front.

Measurements

Lounge - 14'7" x 11'11"

Kitchen - 11'10" x 11'8"

Utility - 5'7" x 3'2"

Bedroom - 10'3" x 8'8"

En Suite - 6'9" x 4'8"

Bedroom - 13'11" max x 8'8" max

Bedroom - 7'6" x 6'3"

Family Bathroom - 6'3" x 6'3"

Agents Note

There is a management charge of approx £200 per annum which is payable to FirstPort Property Management.

Council Tax Band - West Suffolk, C.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

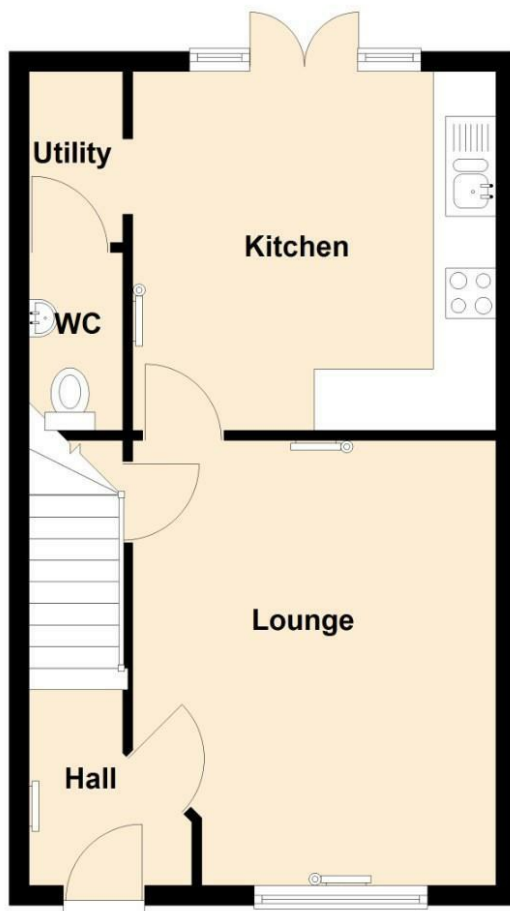
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

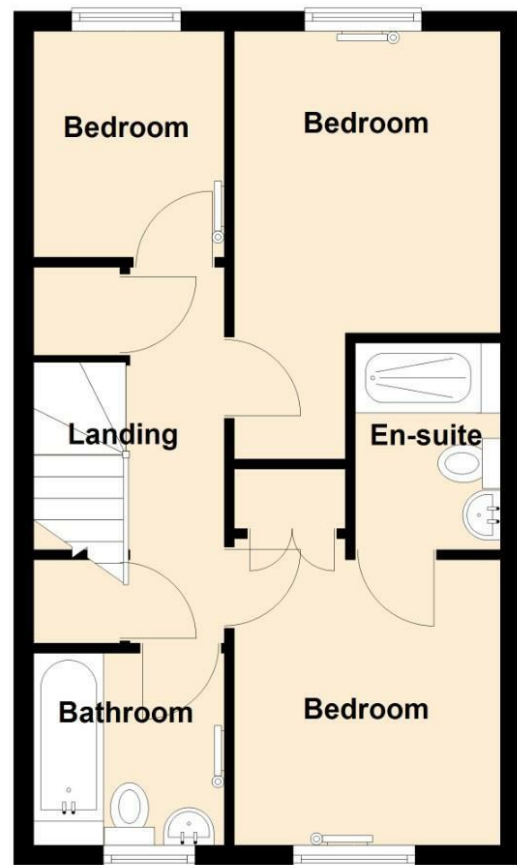




Ground Floor

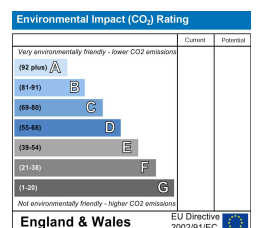
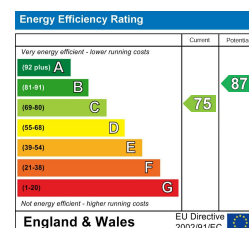


First Floor



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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