MOLYNEUX
ESTATE AGENTS

Laburnum Close

Red Lodge, IP28

Guide price £210,000

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Description

GUIDE PRICE £210,000 - £220,000! Benefitting from excellent transport links, this impressive detached bungalow offers a delightful living opportunity in the popular village of Red Lodge. The charming property features two well-proportioned bedrooms and two reception rooms, making it an ideal choice for couples or small families. A double driveway provides convenient parking for up to two vehicles, a valuable feature in this desirable area.

Upon entering, you will be greeted by a welcoming central hallway that extends through the bungalow, leading to a bright and spacious living room that is complemented by the stunning uPVC conservatory. The property includes a generous principal bedroom and second bedroom with fitted shelving, both of which are accessed from the hallway, along with the shower room, complete with WC and hand basin, and convenient storage cupboard housing the hot water tank. The bungalow boasts a fully fitted kitchen which offers a range of wall and base level units, integrated cooker and induction hob, 1.5 sink and drainer, plus space for appliances.

The fully enclosed landscaped garden offers a peaceful retreat, comprised of a shingled deck seating area with adjoining artificial lawn space and raised bed border. There is also a timber shed and lean-to, providing ample outside storage opportunities.

This property is a short distance from Nisa convenience store (approx 0.5 miles), Tesco Express (approx 0.6 miles) as well as the Red Lodge Pavilion (approx 0.7 miles) which includes a large children's playground, multi-use games area, playing field and a car park. Red Lodge also benefits from excellent transport links to Newmarket, Cambridge, Bury St. Edmunds and London, as well as Norwich in the other direction via the nearby dual carriageway. Do not miss the chance to make this charming home your own.

Measurements

Kitchen - 10' x 7'11"

Lounge - 12'6" x 9'9"

Bedroom 1 - 11'2" x 9'9"

Bedroom 2 - 9'9" (max) x 6'8" (max)

Shower Room - 6'9" x 5'7"

Conservatory - 9'11" x 9'6"

Anti-Money Laundering and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

Council Tax Band - West Suffolk, B.

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.

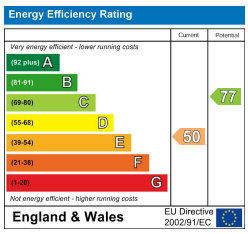
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

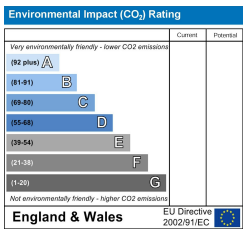
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

Viewing

Please contact our Mildenhall Office on 01638 474164 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

16 HIGH STREET, MILDENHALL, IP28 7EQ
TEL: 01638 474164 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**