

Chase Avenue,,
Red Lodge, Suffolk IP28 1AD
Guide Price £250,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Chase Avenue,, Red Lodge, Suffolk IP28 1AD

A fantastic opportunity for a first-time buyer, this well-presented semi-detached home is ideally situated in the heart of the popular village of Red Lodge. The property is conveniently located close to local amenities and offers easy access to the A11 and A14, with Cambridge approximately 20 minutes away.

The modern accommodation comprises a spacious living room/diner, fitted kitchen, cloakroom, two bedrooms with an ensuite to the principal bedroom, and a separate family bathroom.

Outside, the enclosed rear garden features a paved patio and lawned area, with a gate providing access to the rear where there is allocated parking for two cars.

An excellent first-time purchase that must be viewed to be fully appreciated.

Kitchen
10'0" x 6'2"
Fitted with an range of eye and base level units with worktop over. Stainless steel sink with mixer tap. Integrated oven, hob, dishwasher, washer/drier and fridge/freezer. Window to front aspect.

WC
Low level WC and pedestal sink basin.

Living/Dining room
French doors and windows to rear aspect.

Bedroom 1
8'6" x 12'10"
Windows to rear aspect with door leading to ensuite.

Ensuite
Suite comprising of a shower cubicle, WC and pedestal sink unit. Window to side aspect.

Bedroom 2
7'6" x 12'10"
Windows to front aspect

Bathroom
Suite comprising of a panelled bath with shower attachment over. WC and pedestal sink basin. Window to side aspect.

Outside Front
Mainly laid to gravel with paved pathway leading to front door. Boarded with mature shrubberies.

Outside Rear
Fully enclosed rear garden, mainly laid to lawn with a patioed area leading from french door s and leading to back gate.

Property Details
EPC - B
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 61.5 SQM
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
Red Lodge is a popular residential village in Suffolk, offering a peaceful community setting while providing convenient access to nearby towns and cities. The area benefits from a range of local amenities, including shops, schools, restaurants, leisure facilities and everyday services. The village is well positioned for access to surrounding areas, with good road links making it convenient for commuters.

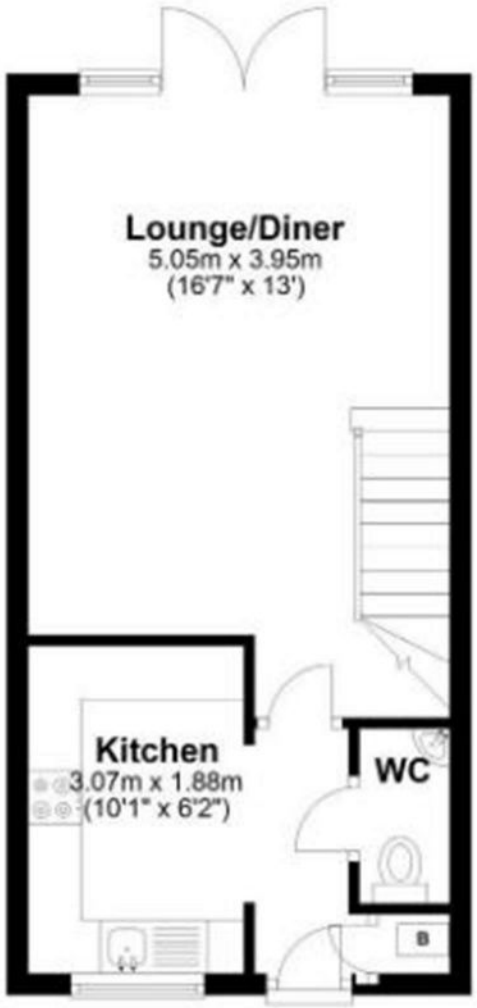






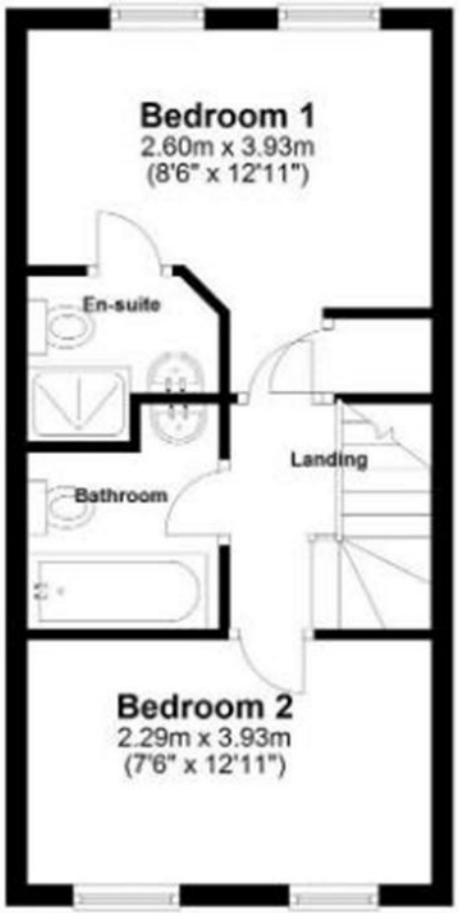
Ground Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



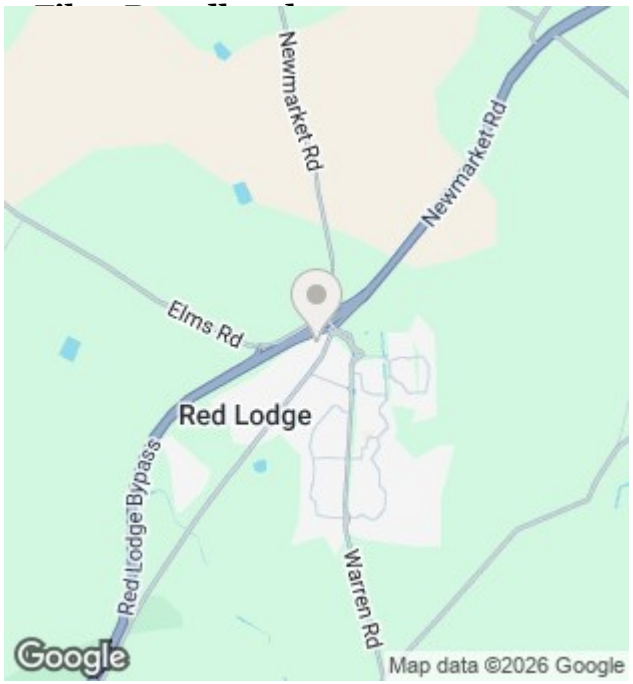
First Floor

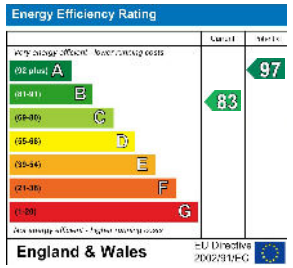
Approx. 30.2 sq. metres (325.3 sq. feet)

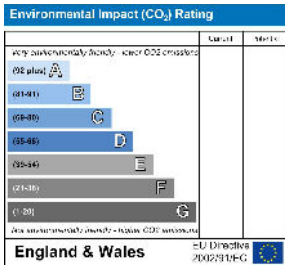


Total area: approx. 61.5 sq. metres (662.3 sq. feet)

- **Modern Accommodation**
- **Ensuite**
- **Allocated Parking**
- **Fully Enclosed Garden**







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

















