



**Magnolia Close, Red Lodge**  
**Bury St. Edmunds, IP28 8TP**  
**Guide Price £189,950**

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A delightful mid-terraced home located in the more established part of the popular village of Red Lodge.

Offering well proportioned rooms throughout with accommodation comprising an entrance hall, living room/diner, fitted kitchen, two bedrooms and a bathroom.

Externally the property offers an enclosed rear garden leading to a garage.

Ideal first time purchase with the distinct advantage of NO ONWARD CHAIN.

**Entrance Hallway**  
Stairs rising to first floor. Doors to kitchen and lounge/dining room.

**Kitchen**  
**9'5" x 6'2"**  
With eye and base level storage cupboards with worktop over. Sink and drainer with mixer tap over. Integrated oven, inset hob with extractor hood over. Space and plumbing for washing machine. Window to front aspect.

**Living/Dining Room**  
**14'1" x 12'2"**  
With patio door leading to rear garden.

**First Floor Landing**  
With doors to bedrooms and bathroom.

**Bedroom 1**  
**12'2" x 9'7"**  
With two windows to rear aspect.

**Bedroom 2**  
**8'7" x 7'9"**  
With built in wardrobe and cupboard. Window to front aspect.

**Family Bathroom**  
Suite comprising of bath, combination sink and low level WC. Obscured window to side aspect.

**Outside - Rear**  
Fully enclosed rear garden with decking areas. Access to garage.

**Location**  
Red Lodge is a popular and well-served village located in Suffolk, England. The village offers a range of amenities, including local shops, cafes, and a community centre. Red Lodge Primary School provides education for younger children, while secondary students typically attend nearby schools in the surrounding towns. The village is well-connected with access to transport links, making it convenient for commuters, and is surrounded by scenic countryside, offering opportunities for outdoor activities. Additionally, Red Lodge features parks and recreational spaces, enhancing its appeal for families.

**Property Information**

EPC - D  
Tenure - Freehold  
Council Tax Band - B (West Suffolk)  
Property Type - Terraced  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 54 SQM  
Parking – On Street - Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Electric storage heaters  
Broadband Connected - tbc  
Broadband Type – Superfast available, 59Mbps download, 13Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of





