



Wintergreen Road, Red Lodge, Suffolk

Pocock + Shaw

15 Wintergreen Road  
Red Lodge  
Suffolk  
IP28 8WP

Nestled in a charming cul-de-sac, this end-of-terrace home features a thoughtfully designed two-bedroom layout, complemented by an enclosed garden, gas central heating, and off-road parking.

An excellent choice for first-time buyers or investors.

Guide Price: £225,000  
No Chain



**Red Lodge** is situated just off and by-passed by the A11 approximately 5 miles north east of Newmarket and some 4 miles from Mildenhall and is particularly well placed for access to a number of the region's principal centres, in particular Bury St Edmunds, Cambridge, Mildenhall and Newmarket. The village has expanded greatly in recent years bringing new facilities including a primary school, small parade of shops and leisure facilities.

**The Property** Nestled in a charming cul-de-sac, this end-of-terrace home features a thoughtfully designed two-bedroom layout, complemented by an enclosed garden, gas central heating, and off-road parking. An excellent choice for first-time buyers or investors.

## Ground Floor

### Hall

Entrance door, radiator, coats cupboard.

**Cloakroom** With a uPVC window to the side, fitted with a two piece comprising of a pedestal wash hand basin, low-level WC, extractor fan, tiled splashback, radiator.

### Kitchen

2.73m (8'11") x 1.97m (6'6")  
Fitted with a matching range of cupboards and drawers with working surfaces over, 1 1/4 stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring gas hob with extractor hood over, uPVC double window to front aspect, radiator.

### Sitting Room

4.07m (13'4") x 4.00m (13'1")  
With staircase to the first floor, two uPVC windows to rear and patio doors to the garden, two radiators.

## First Floor

### Landing

Access to loft space.

### Bedroom 1

3.44m (11'4") x 2.96m (9'9")  
With Two uPVC windows to rear, radiator, built in

double wardrobe with sliding mirrored doors, additional built in storage cupboard.

### Bedroom 2

3.36m (11') x 1.97m (6'6")

With a uPVC window to front, radiator.

**Bathroom** Fitted with a three piece suite comprising of a bath with independent shower over, glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC window to front, radiator.

**Outside** To the rear of the property there is an enclosed rear garden and patio with rear and side gate access. Allocated parking space to the rear of the property.

**Services** Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area. The

property is in a very low flood risk area.

Internet connection, basic: 3Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by three major carriers.

Virgin cable services are not available.

The property is freehold.

The annual service management charge is approximately £280 P/A

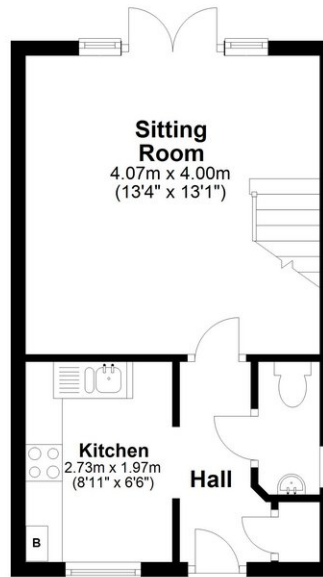
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Council tax: B West Suffolk council

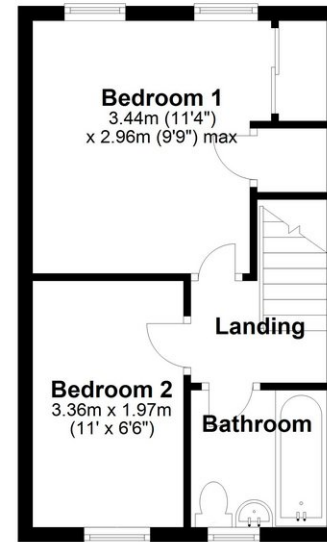
**Viewing** By Arrangement with Pocock + Shaw PBS



**Ground Floor**  
Approx. 27.5 sq. metres (296.5 sq. feet)



**First Floor**  
Approx. 28.5 sq. metres (306.3 sq. feet)



Total area: approx. 56.0 sq. metres (602.8 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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