Clarke Philips

Estate Agents & Property Management

SNOWDROP WAY | RED LODGE

Walking Distance to Local Amenities

SNOWDROP WAY | RED LODGE

Offers Over £265,000 Freehold

FEATURES

- Walking Distance to Local Primary Schools, Shops, Doctors and Parks
- Easy Access to A14/A11 and Kennett Train Station
- Generous Kitchen/Diner
- Downstairs WC, Family Bathroom and En-suite
- Ideal for first time buyers or buy to let
- Virtual 3D Tour Available
- Two allocated parking spaces, one at front and one at rear of the property"

DESCRIPTION

Well presented three bedroom family home with impressive kitchen/dining area, double aspect living room with bay window and downstairs WC. Upstairs this home boasts a master bedroom with en-suite shower room, family bathroom and two further bedrooms. Outside the property enjoys landscaped front garden and enclosed garden to the rear. Walking distance to local Schools, Shops. Doctors and Nature Reserve.

Entrance Hall
Spacious entrance hall with window to front aspect and under-stairs cupboard.

ACCOMMODATION

Kitchen/Diner 15'7" x 10'8" (4.76 x 3.27m)
Wide range of wall and base units with space for white goods. Electric oven with grill, gas hob and extractor over. Window to the front and French doors to the rear. Space for family dining.

Downstairs WC
Low level WC, wash basin and window to rear aspect.

Lounge 14'11" x 9'6" (4.56m x 2.90m)
Bay window to front aspect and French doors leading to rear garden.

First Floor Landing
Loft access, Storage cupboard.

Master Bedroom 12'0" max x 9'8" (3.66m max x 2.97m)
Window to front aspect.

En-suite
Tiled shower cubicle, low level WC and pedestal hand basin. Window to rear aspect.

Bedroom 2 12'7" max x 8'5" (3.85m max x 2.58m)
Window to front aspect.

Bedroom 3 6'9" x 12'7" max (2.07m x 3.84m max)

Outside
Landscaped garden to the front of the property with gated access leading to the rear. Mainly laid to lawn with two patio area's.

Parking
Two allocated parking spaces, one at front and one at rear of the property.

Agents Note
Estate Management Charge: FirstPort £241.39pa
Greenbelt £319.87pa

FAMILY

SNOWDROP WAY | RED LODGE

Spacious Rooms Throughout

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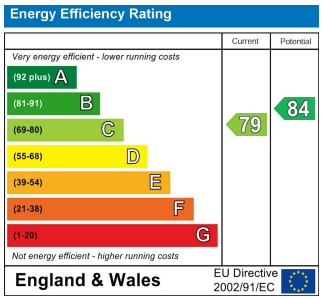
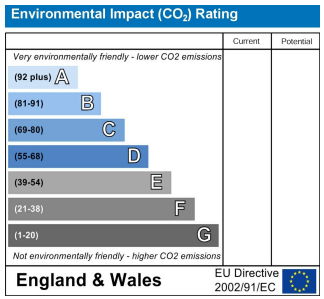
Council Tax Band : C





MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.