



WINTERGREEN ROAD | RED LODGE

*Walking Distance to Local Amenities & Good Transport Links*

## WINTERGREEN ROAD | RED LODGE

Guide Price £270,000 Freehold

### FEATURES

- Spacious Kitchen/Diner Ideal for entertaining
- Walking distance to local Schools, Shops, Doctors, Dentist and Nature Reserve
- Virtual 3D Tour Available
- Good transport Links A11/A14 & Kennett Station
- Ideal first home or Buy to Let Property
- Gas Central Heating

### 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 low maintenance rear garden with slate flower beds. Walking distance to local Schools, Shops, Doctors and Nature Reserve.

#### Entrance Hall

Understairs Storage Cupboard. Stairs to first floor.

#### Living Room 15'7" x 9'5" (4.75m x 2.89m)

Bay window to front aspect and French doors leading to rear garden.



## ACCOMMODATION

### Kitchen/Diner 13'4" max x 15'6" (4.07m max x 4.73m)

Wide range of wall and base units with space for fridge/freezer and washing machine. Gas hob with extractor over and electric oven with grill below. Wall mounted gas boiler enclosed in wall units. Window to front aspect and French doors leading to rear garden.

### Downstairs WC

Low level WC, hand wash basin. Window to rear aspect.

### First Floor Landing

Window to front aspect and Airing cupboard.

### Master Bedroom 11'10" x 9'6" (3.61m x 2.92m)

Window to front aspect.

### En-suite

Tiled shower cubicle. low level WC, hand wash basin. Window to rear aspect.

### Bedroom 2 14'7" max x 8'5" (4.45m max x 2.57m)

Window to front aspect. Built in double wardrobe.

### Bedroom 3 9'5" x 6'10" (2.89m x 2.09m)

Window to rear aspect.

### Family Bathroom

Panel bath with part tiled walls. Low level WC, hand wash basin.

### Outside

Landscaped enclosed rear garden with spacious patio area and pathway. Slate flower beds keeping the garden low maintenance.

### Parking

Allocate parking en-bloc.

### Material Information

Estate Managements Fees PA for 2025

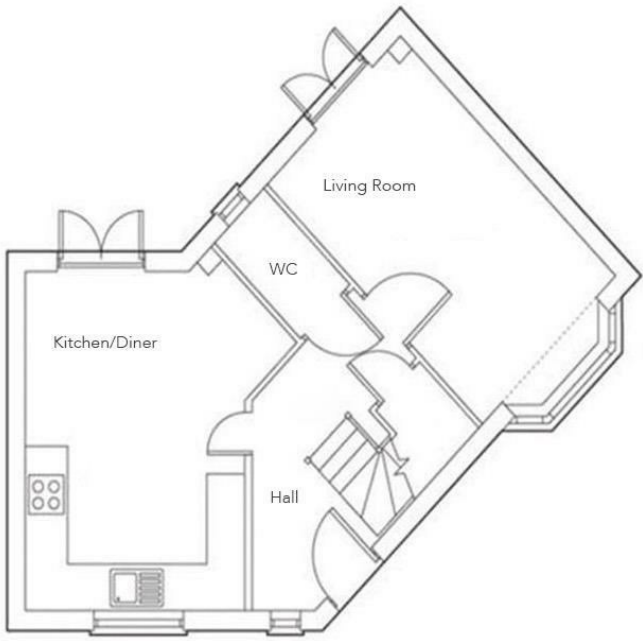
Firstport: ~£210

Greenbelt: ~£280

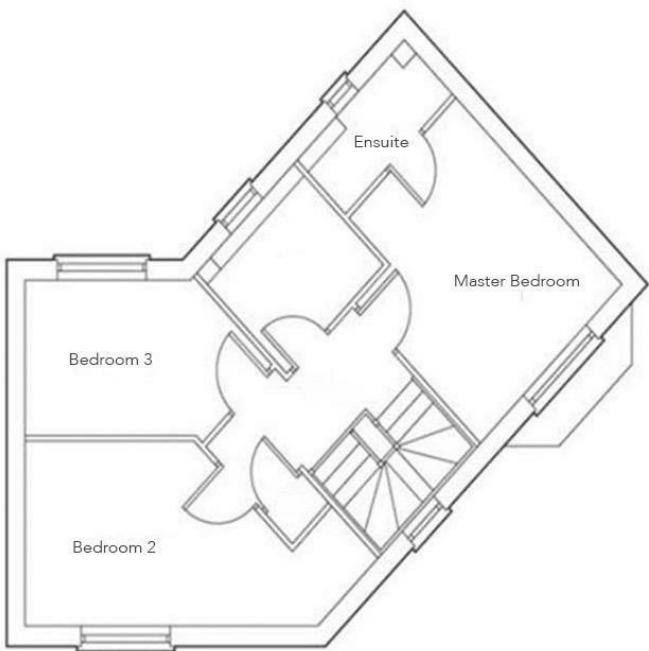








Ground Floor



First Floor

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		