



BERGAMOT CLOSE | RED LODGE

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Guide Price £275,000 Freehold

FEATURES

- Walking distance to local Primary Schools & Shops
- Easy Access to A11/A14 & Kennett Train Station
- Garage with power & Light - Parking to the front
- Walking distance to Dentist & Doctors
- Virtual 3D Tour Available
- For viewing please contact Clarke Philips Estate Agents

DESCRIPTION

Positioned on the edge of a popular modern development in Red Lodge, this well-presented three-bedroom end-terrace home is within walking distance of primary schools, shops, doctors, and a dentist. Excellent transport links are nearby, with easy access to the A11/A14 and Kennett Train Station.

The ground floor comprises an entrance hall, a convenient WC, a spacious living room, and a bright kitchen/diner. Upstairs, there are three bedrooms and a modern family bathroom.

Outside, the property enjoys an enclosed rear garden mainly laid to lawn, with a patio area and raised flower beds. To the front, there is parking in front of a single garage, which benefits from power, lighting, and a pedestrian door to the rear.

Entrance Hall

Living Room 16'8" x 12'1" (5.08m x 3.69m)

WC

Kitchen/Diner 8'10" x 15'5" (2.68m x 4.71m)



ACCOMMODATION

Landing

Bedroom 1 13'3" x 8'6" (4.03m x 2.60m)

Bedroom 2 12'3" x 8'3" (3.74m x 2.51m)

Bedroom 3 8'9" x 6'3" (2.67m x 1.91m)

Bathroom

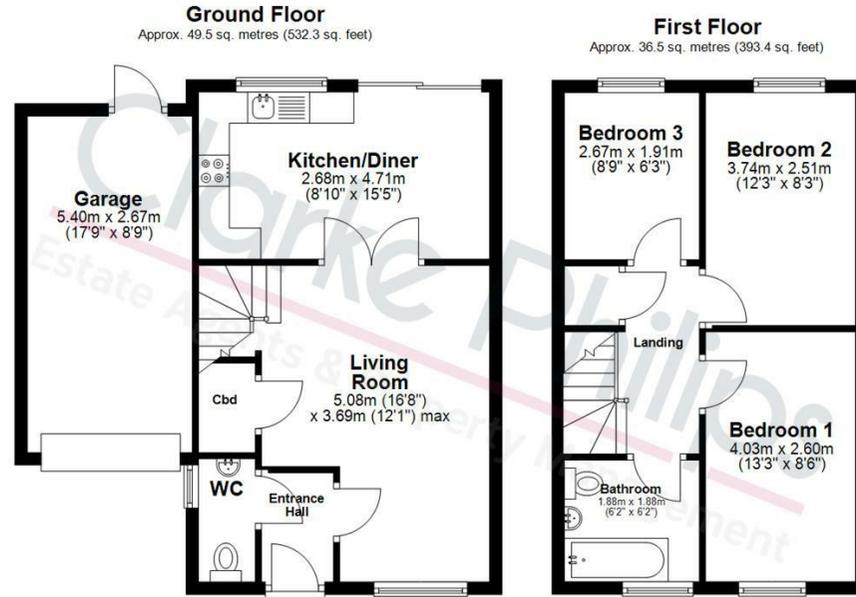
Garage

Outside









Total area: approx. 86.0 sq. metres (925.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clarke Philips Ltd 2021. Plan produced using PlanUp.

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Council Tax Band : B

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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.

