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ROSEHIP AVENUE | RED LODGE

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*Ideal First Home or Buy to Let Property*

## ROSEHIP AVENUE | RED LODGE

Guide Price £235,000 Freehold

### FEATURES

- Virtual 3D Tour Available
- Good access to A11/A14
- Generous rear garden
- NOCHAIN
- Allocated Parking space to the rear
- Gas Central Heating
- Walking distance to local Schools, Shops & Doctors

### DESCRIPTION

Semi-detached two bedroom house within a modern residential development in the popular village of Red Lodge. Recently repainted throughout, accommodation comprises of spacious reception room, modern fitted kitchen, downstairs cloakroom W/C, family bathroom and two good sized bedrooms. Easy access to A14/A11. Generous rear garden and allocated parking.

#### Entrance Hall

Stairs to first floor, opening to;

#### Kitchen 9'11" x 5'4" (3.03m x 1.62m)

Wide selection of wall and base units. Gas hob with extractor over and oven below. Space for fridge freezer and washing machine. Wall mounted gas boiler enclosed in cupboard.



## ACCOMMODATION

### WC

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

### Lounge/Diner 14'8" x 12'0" (4.48m x 3.67m)

Double French doors leading to rear garden. Storage cupboard.

### Landing

Loft access.

### Bedroom 1 8'4" x 12'2" (2.55m x 3.72m)

Window to rear aspect.

### Bedroom 2 8'9" x 12'2" (2.66m x 3.72m)

Window to front aspect. Built in cupboard.

### Bathroom

Panel bath with shower over, low level WC, hand wash basin.

### Outside

Enclosed garden to the the rear aspect. Mainly laid to lawn with timber shed and patio area. Gated access to the rear leading to allocated parking space.

### Property Information

Maintenance fee - First Port - £119.01pa for 2024/25

Greenbelt Group - £268.13pa for 2024

EPC - C

Tenure - Freehold

Council Tax Band - B

Property Type - 2 Bedroom Semi-detached

Property Construction - Standard Brick

Number & Types of Room – Please refer to the floorplan

Square Meters - 56.8

Parking – Allocated Parking Space

Phone Signal - Good

Broadband - Ultra Fast Available

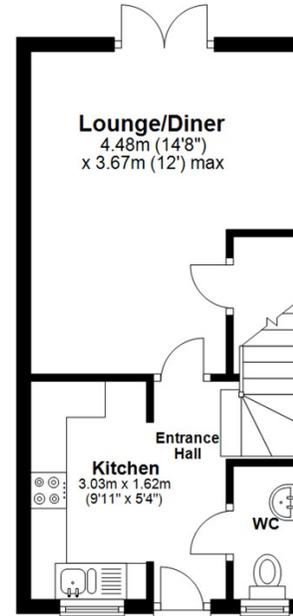




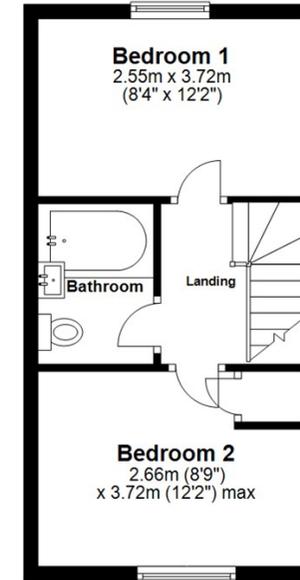




**Ground Floor**  
Approx. 28.1 sq. metres (302.3 sq. feet)



**First Floor**  
Approx. 28.7 sq. metres (309.1 sq. feet)



Total area: approx. 56.8 sq. metres (611.4 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.  
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		77	
(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			100
(81-91) B		87	
(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	