



CHASE AVENUE | RED LODGE

*Well Presented Semi-Detached Home in Popular Location*



## CHASE AVENUE | RED LODGE

Offers In Excess Of £235,000 Freehold

### FEATURES

- Walking distance to LOCAL PRIMARY SCHOOLS, SHOPS & DOCTORS
- Easy Access to A14/A11
- Kennett Train Station within easy reach with links to Cambridge & Bury St Edmunds
- Virtual 3D Tour Available
- Family Bathroom, En-suite and downstairs WC
- Ideal first home or buy to let property
- Generous Lounge/diner
- VIEWING ADVISED

### DESCRIPTION

This well-presented semi-detached home is located within a popular modern development, offering easy access to the A11 and A14. Shops, schools, and a doctors' surgery are all within walking distance, making this an ideal choice for convenient modern living. Ideal First Time buyers opportunity or Buy to let.

The accommodation comprises a spacious lounge/diner, a modern fitted kitchen, and a ground floor W.C. Upstairs features two double bedrooms, with the master bedroom benefiting from an en-suite shower room and built-in wardrobe.

Externally, the property boasts an enclosed rear garden and a private driveway providing off-road parking for two vehicles.





## ACCOMMODATION

### Entrance Hall

Cupboard housing gas boiler. Wood effect flooring

### Lounge/Diner 16'7" x 13'0" (5.05m x 3.95m)

French doors leading to rear patio area. Wood effect flooring. Stairs leading to first floor

### Kitchen 10'1" x 6'2" (3.07m x 1.88m)

Wide range of wall and base units. Integrated fridge/freezer, dishwasher and washer/dryer. Inset gas hob with extractor over and electric oven below. Splashbacks and window to front aspect

### WC

Low level WC, hand wash basin

### First Floor Landing

Loft access with ladder. Boarded loft with velux window. Wood effect flooring.

### Bedroom 1 8'6" x 12'11" (2.60m x 3.93m)

Two windows to rear aspect. Built in wardrobe. Wood effect flooring

### En-suite

Tiled shower cubicle, low level wc and hand wash basin. Part tiled walls and window to side aspect

### Bedroom 2 7'6" x 12'11" (2.29m x 3.93m)

Two windows to front aspect. Wood effect flooring

### Bathroom

Panel bath with part tiled walls, low level wc, hand wash basin. Window to side aspect

### Outside

Enclosed garden to the rear, mainly laid to lawn with patio area and timber shed

### Property Information

Estate maintenance charge: £287.64 PA

Broadband: Ultra Fast Available Fibre

Phone Signal: Good













Boarded Loft Space, With ladder and Velux Window



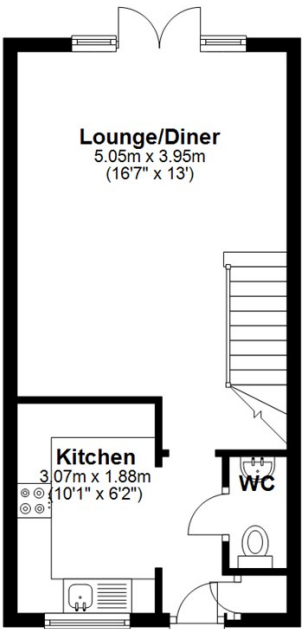
01638 750241  
info@clarkephilips.co.uk  
www.clarkephilips.co.uk

Council Tax Band : B

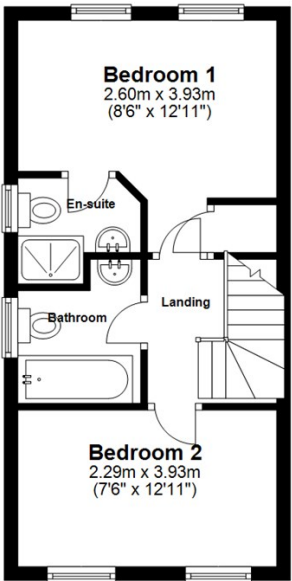
MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

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.

Ground Floor  
Approx. 31.3 sq. metres (337.0 sq. feet)



First Floor  
Approx. 30.2 sq. metres (325.3 sq. feet)



Total area: approx. 61.5 sq. metres (662.3 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.

