



EAGLE CLOSE | RED LODGE

Family Home on Edge of Modern Development

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Guide Price £315,000 Freehold

FEATURES

- Walking Distance to Local Schools, Shops, Doctors & Dentist
- Virtual 3D Tour Available
- Extra Large GARAGE
- Easy Access to A11/A14 & Kennett Train Station
- En-suite to Master & Bedroom 2/Main Bathroom
- Three Double Bedrooms
- Ideal family home or Buy to Let Property
- Driveway with Parking for Two Cars

DESCRIPTION

Clarke Phillips are pleased to offer this immaculate three-bedroom townhouse, situated within a popular modern development and conveniently located for local primary schools, doctors and shops. The property offers versatile accommodation arranged over three floors, comprising a modern fitted kitchen with integrated appliances, spacious lounge/diner and downstairs WC to the ground floor, two further bedrooms and a Jack & Jill bathroom to the first floor, and a generous master bedroom with ensuite shower room occupying the top floor. Externally, the property benefits from a well-maintained rear garden with a generous patio area and an oversized garage, making this an ideal home for a range of buyers.

Entrance Hall

Laminate wood effect flooring stairs to first floor.

WC

Low level WC, hand wash basin.



ACCOMMODATION

Kitchen 12'5" x 6'2" (3.79m x 1.88m)

Wide range of wall and base units with electric oven and grill, gas hob and extractor over. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted boiler enclosed in unit. Window to front aspect. Wood effect vinyl flooring.

Lounge/Diner 14'3" x 19'9" (4.35m x 6.03m)

Wood effect laminate flooring, Windows to side and rear, with French doors leading to rear garden. Under-stairs storage cupboard.

Bedroom 2 9'9" x 13'3" (2.97m x 4.03m)

Two windows to rear, door to Jack and Jill bathroom.

Bedroom 3 11'0" x 13'3" (3.36m x 4.05m)

Two windows to front aspect.

Bathroom (Ensuite to Bedroom 2)

Panel bath with shower over, Pedestal sink, low level WC. Part tiled walls and window to side aspect.

Master Bedroom 28'6" x 9'9" (8.69m x 2.97m)

Window to front, two windows to rear. Storage cupboard. Loft access.

En-suite

Tiled large shower cubicle, low level WC, hand wash basin. Velux Style Window.

Outside

Block paved driveway to front aspect with parking for two cars. Gated access to rear garden with generous patio, lawn and stone areas.

GARAGE

Extra long garage with power, light and up and over door.

Agents Notes

Estate Management Charge: Annual Fee is £354.41







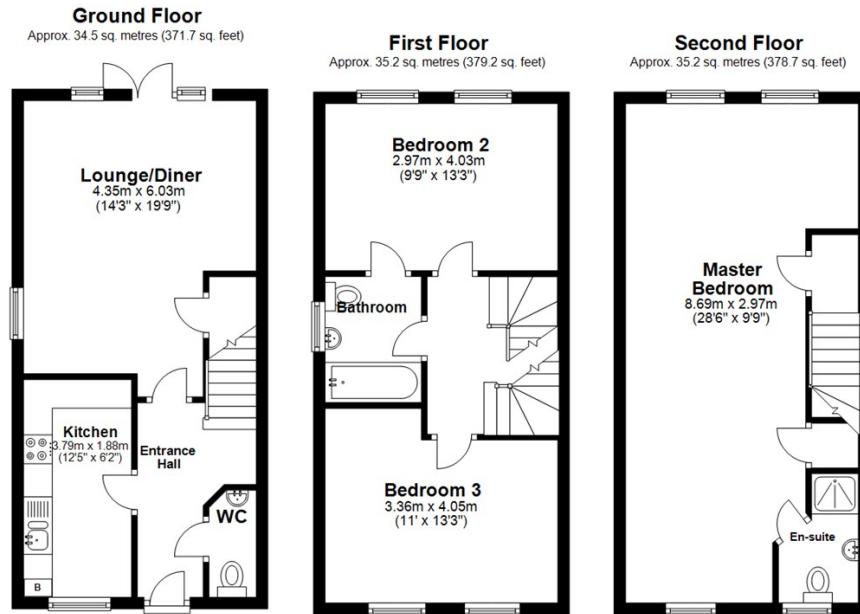


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Council Tax Band :



Total area: approx. 104.9 sq. metres (1129.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate. 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.

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		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		