



TIGER FLOWER WAY | RED LODGE

Family Home Walking Distance to Local Shops & Schools

TIGER FLOWER WAY | RED LODGE

£1,600 PCM

FEATURES

- VACANT & AVAILABLE NOW - IDEAL FOR USAF
- GARAGE AND PARKING ON DRIVE
- Easy access for USAF Lakenheath and Mildenhall A14/M11/A11
- Walking distance to LOCAL SCHOOLS, SHOPS & PARKS
- EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS WC.
- High Specification 4 bedroom Family Home
- LARGE KITCHEN & SEPARATE UTILITY ROOM
- Virtual 3D Tour

DESCRIPTION

VACANT & AVAILABLE NOW — This spacious and beautifully presented four-bedroom family home offers generous living throughout and is ideal for modern family life. The property features a large open-plan kitchen/diner with integrated appliances and an additional seating area, a separate utility room, and a convenient ground-floor cloakroom. The master bedroom benefits from its own en-suite, and the home also includes a large driveway, GARAGE and a fully enclosed rear garden.

Ideally situated within walking distance of local schools and amenities, the property also offers excellent access to USAF Lakenheath and Mildenhall — perfect for those commuting to the bases.

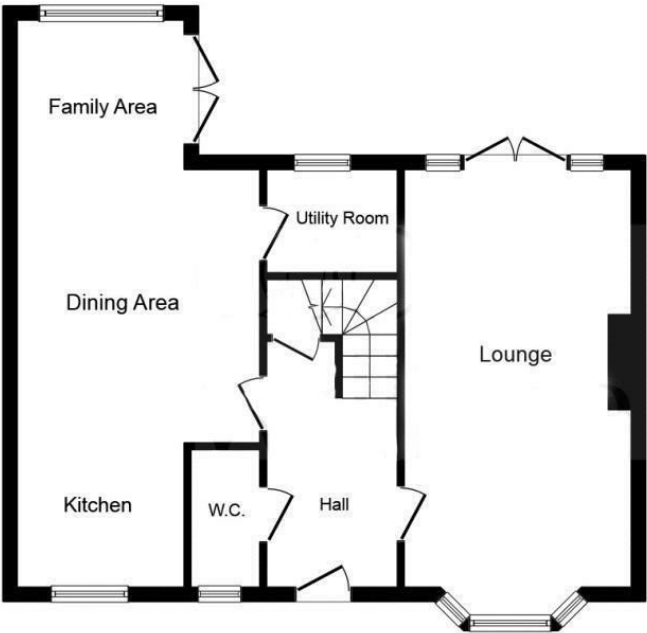


ACCOMMODATION

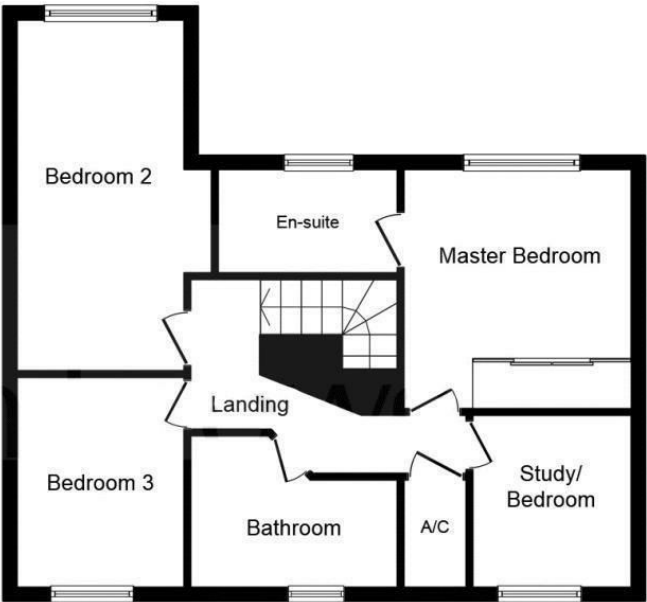








Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band : D

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		83	
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		85	94
(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			
England & Wales		EU Directive 2002/91/EC	