



CHASE AVENUE | RED LODGE

*Ideal First Home with Generous Rear Garden*

## CHASE AVENUE | RED LODGE

Guide Price £260,000 Freehold

### FEATURES

- NO CHAIN
- Ideal first home or buy to let property
- Walking distance to local Primary Schools
- Virtual 3D Tour Available
- Unusually large garden for this type of home
- Driveway to the side of the property
- Walking distance to local Shops, Doctors and Red Lodge Heath

### DESCRIPTION

Clarke Philips are please to present this immaculate two bedroom Semi-detached house, situated within a popular modern development. Providing easy access to to the A11 & A14. Shops, Schools and Doctors Surgery all within walking distance. Comprising of good-sized lounge/diner, modern kitchen, and ground floor W.C. Two double bedrooms with en-suite to master bedroom. Externally the property offers a enclosed rear garden and driveway with off road parking for two cars.

#### Entrance Hall

Woof effect flooring, coat cupboard housing gas boiler.

#### WC

Wood effect flooring, low level WC, hand wash basin.



## ACCOMMODATION

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

Wide range of wall and base units with integrated fridge/freezer, dishwasher and washing machine. Oven with grill, gas hob and extractor unit over. Feature under cupboard lighting. Window to front aspect.

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

Wood effect flooring, French doors and windows leading to rear patio. Stairs to first floor.

### First Floor Landing

Loft access.

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

Built in wardrobe. Two windows to rear aspect.

### En-suite

Tile shower cubicle, low level WC, pedestal sink with tiled splash back.

### Bedroom 2 7'6" x 12'10" (2.29m x 3.93m)

Two windows to front aspect.

### Bathroom

Panel bath with tiled surround, low level WC and hand wash basin with tiled splash back.

### Outside

Parking on block paved driveway to the side of the property well maintained front garden with shrubs. Gated access leading to rear garden. Mainly laid to lawn with generous patio area and well stocked flower beds.

### Property Information

Property Information - Estate maintenance charge: £287.64 PA

Broadband: Ultra Fast Available Fibre

Phone Signal: Good



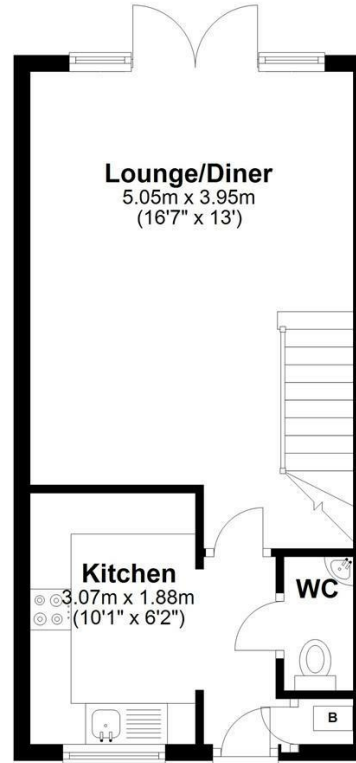




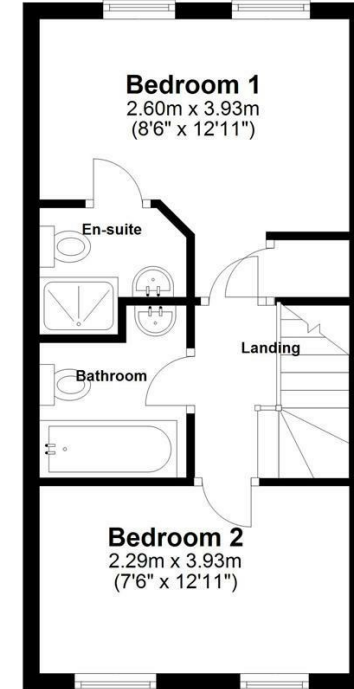
*Two Double Bedrooms with En-suite to Master*



**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)

01638 750241

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			97
(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			
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			
(81-91) B			
(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	