



WARREN ROAD | RED LODGE

Central Village Location Close to Schools & Shops

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Guide Price £277,500 Freehold

FEATURES

- Walking Distance to Local Schools, Shops, Doctors and Dentist.
- NO CHAIN
- Two double bedrooms
- Refitted Kitchen with fitted appliances and LPG Gas Hob
- Off Road Parking
- EPC C
- Corner Plot - Ample Parking
- Recently Redecorated Throughout

DESCRIPTION

CHAIN FREE - Well presented Two bedroom semi-detached house with modern open plan layout kitchen diner and large lounge. Also benefitting from a family bathroom with whirlpool bath, separate shower cubical and downstairs cloakroom. Off road parking to front of property. Ideal first home or buy to let property. Viewing highly recommended.

Agents Note: Heating from propane gas tank.

Entrance Hall

Part glazed door to front aspect. Storage cupboard and stairs leading to first floor.



ACCOMMODATION

Kitchen/Dining Area 19'8" max x 17'8" max (6.01m max x 5.40m max)

Spacious L-shaped room perfect for entertaining. Recently refitted kitchen offering oversized LPG gas hob with extractor over, two eye level built in ovens and pull out larder unit. Wall mounted gas boiler enclosed in wall unit. Integrated dishwasher and washing machine. Windows to the front and rear aspect and double doors leading to rear garden.

Lounge 17'8" x 11'1" (5.40m x 3.40m)

Windows to the front and rear aspect.

Downstairs WC

Low level WC, hand wash basin.

First Floor Landing

Eves storage space.

Master Bedroom 11'10" x 10'0" (3.61m x 3.06m)

Dormer window to front aspect.

Bedroom 2 11'10" x 9'7" (3.61m x 2.94m)

Dormer window to front aspect.

Bathroom

Panel jacuzzi bath, corner shower unit, hand wash basin with vanity unit below. Low level WC, heated towel rail and velux style window.

Outside

Shingle driveway to the front aspect offering ample off road parking. Bordered with mature hedging. Lawn area with sunken gas tank. Gated access to rear garden laid with shingle and shrubs.









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Council Tax Band : B

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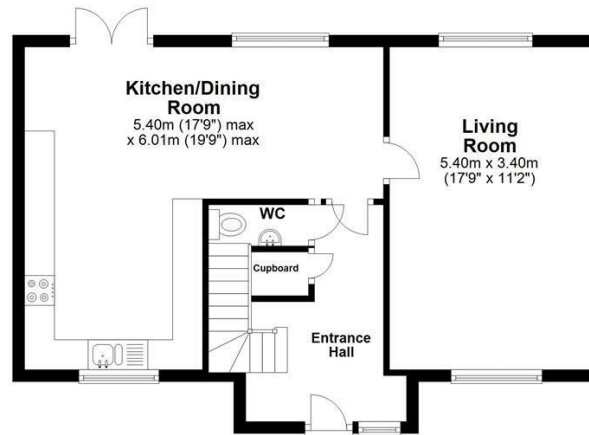
MONEY LAUNDERING REGULATIONS 2003

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.

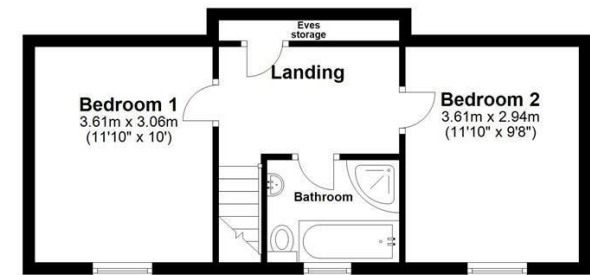
THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

Ground Floor
Approx. 53.7 sq. metres (577.9 sq. feet)



First Floor
Approx. 34.6 sq. metres (372.9 sq. feet)



Total area: approx. 88.3 sq. metres (950.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		69	
(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			100
(81-91) B			
(69-80) C		79	
(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	