

Clarke Philips

Estate Agents & Property Management



£1,125 Per Month

11 CARNATION WAY | BURY ST. EDMUNDS | IP28 8TN

Available End May - Two bedroom house in the popular village of Red Lodge. Benefits from a generous living space which is extended to the rear, two double bedrooms, family bathroom and downstairs WC. Walking distance to local shops, schools, public houses and nature reserve. Easy Access to A11/A14.

Easy Access to RAF MILDENHALL & LAKENHEATH

Entrance Hall

Stairs to first floor with storage below. Open to;

Kitchen 9'1" x 6'2" (2.76m x 1.89m)

Wide range of wall and base units, window to front and opening to;

Lounge/Diner 25'3" x 12'0" (7.70m x 3.65m)

Sliding patio doors leading to rear garden.

WC

Low level WC, corner hand basin.

Landing

Bedroom 1 9'8" x 11'10" (2.94m x 3.60m)

Two windows to rear aspect.

Bedroom 2 7'10" x 8'8" (2.38m x 2.63m)

Window to front aspect. Built in wardrobe and airing cupboard.

Bathroom

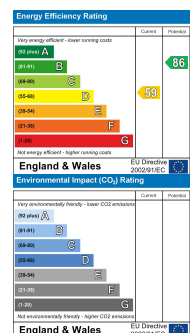
Panel bath with shower over. Low level WC. Hand wash basin.

Directions

01638 750241

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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.