



HAREBELL ROAD | RED LODGE

Family Home Situated within Walking Distance of Local Amenities

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Guide Price £300,000 Freehold

FEATURES

- ****CHAIN FREE****
- Walking distance to two Primary Schools (St Christophers & The Pines)
- Nearest Train Station Kennett (2.7miles google maps)
- Walking distance to Shops, Doctors, Dentist & Sports Pavilion
- Ideal first home or Buy to Let property
- Generous Font & Rear Gardens
- Virtual 3D Tour Available
- Awaiting EPC
- Easy access to A11/A14

DESCRIPTION

****CHAIN FREE**** Three bedroom family home positioned within easy reach of local amenities and with excellent transport links. Comprising of downstairs WC, spacious living room with double doors opening to dining and kitchen area making for a semi open plan layout perfect for entertaining. Upstairs offers three generous bedroom with en-suite to master and family bathroom. Outside offers enclosed gardens to both the front and the rear with the property sitting on an unusually large plot with parking for two cars.

Entrance Hall

Tiled floor. under-stairs storage cupboard.

Living Room 15'6" x 11'7" (4.72m x 3.53m)

Window to front aspect and bay window to side aspect. Double doors opening to hall/dining area.

Dining Area 7'8" x 12'6" (2.34m x 3.81m)

Sliding patio doors leading to rear garden. Tiled floor, opening to;



ACCOMMODATION

Kitchen 7'4" x 8'6" (2.24m x 2.58m)

Wide range of wall and base units, electric oven and hob with extractor over. Space for fridge, washing machine and dishwasher. Stainless steel sink with drainer and tiled splash-backs. Gas boiler enclosed in wall unit. Window to front aspect.

WC

low level WC and hand wash basin. Tiled floor.

First Floor Landing

Airing cupboard and loft access.

Master Bedroom 10'3" x 11'7" (3.12m x 3.53m)

Window to front and side aspect, dressing area with double wardrobe and sliding mirrored doors.

En-suite 4'11" x 6'11" (1.50m x 2.10m)

Double shower cubicle, low level WC, hand wash basin set in vanity unit with storage below. Part tiled walls.

Bathroom

Three piece suite comprising of panel bath with shower over, low level WC and hand wash basin. Part tiled walls and window to front aspect.

Bedroom 2 8'7" x 10'2" (2.62m x 3.10m)

Window to side aspect, built in double wardrobe.

Bedroom 3 6'5" x 11'6" (1.96m x 3.51m)

Window to front aspect.

Outside

Enclosed front garden mainly laid to lawn with block paved pathway to front door. Mature hedging and a variety of shrubs. Enclosed garden to rear with gated access, mainly laid to lawn with patio area and timber shed.

Property Information

EPC - TBC

Tenure - Freehold - No development maintenance fees

Council Tax Band - C (West Suffolk)

Property Type - End Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 87

Parking - Driveway for two cars

Internet - Ultra Fast

Phone Signal - Good









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Council Tax Band : C

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MONEY LAUNDERING REGULATIONS 2003

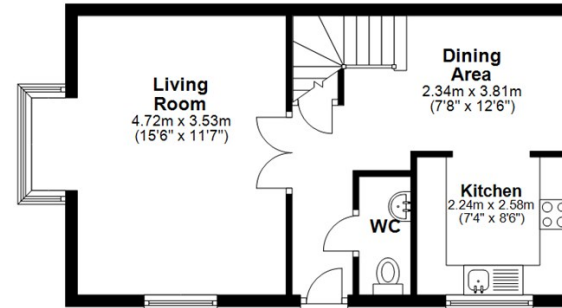
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

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.

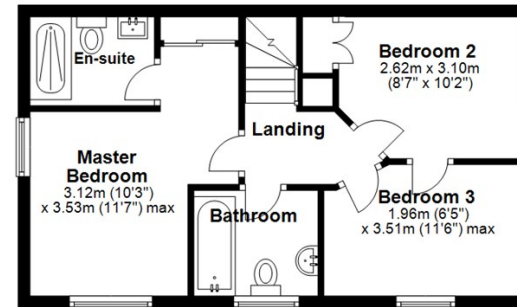
Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 79.8 sq. metres (858.6 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			
(81-91) B			
(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				
(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			