



BOUNDARY ROAD | RED LODGE

Requires Refurbishment - Great Scope for Extending STP

BOUNDARY ROAD | RED LODGE

Guide Price £300,000 Freehold

FEATURES

- In need of refurbishment throughout
- Scope for extension subject to planning
- Set on approximately 0.25acre
- Walking distance to local shops, schools, dentist and doctors.
- East access to A11/A14 with links to Cambridge and Bury St Edmunds
- Great refurbishment opportunity for investors
- Virtual 3D Tour Available
- NO CHAIN
- EPC TBC

DESCRIPTION

Requires Refurbishment - Two bedroom detached bungalow in popular location, positioned on approximately 0.25acre plot. walking distance to local schools, shops, dentist and doctors. Easy access to A11/A14. Scope to extend the property subject to planning. Offered for sale with no chain



ACCOMMODATION

Entrance Hall

Part glazed door to front aspect. Opening to;

Lounge/Diner 21'10" x 11'1" (6.65m x 3.38m)

Windows to front and side aspect. Electric fireplace and oil fired boiler. Airing cupboard.

Kitchen 7'2" x 14'2" (2.19m x 4.32m)

Selection of wall and base units with stainless steel sink. Electric cooker, space for white goods. Window to rear aspect and part glazed door to side aspect.

Bedroom 1 10'10" x 11'3" (3.31m x 3.42m)

Window to front aspect.

Bedroom 2 9'10" x 10'11" (3.00m x 3.34m)

Window to rear aspect.

Bathroom

Panel bath with shower hose attachment. Low level WC, hand wash basin. Window to side aspect. Part tiled walls.

Outside

Set on approximately 0.25 of an acre. Approached by gravel driveway to the front with front garden and mature shrubs. Timber lean-to to side Housing oil tank. Rear garden with a variety of mature trees and shrubs and timber storage sheds.

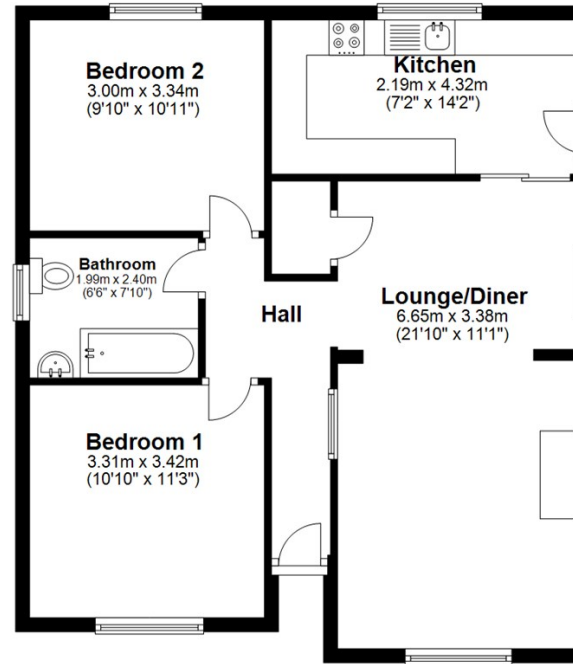








Ground Floor
Approx. 66.8 sq. metres (718.9 sq. feet)



Total area: approx. 66.8 sq. metres (718.9 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.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		29	
(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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	