



SPEARMINT WAY | RED LODGE

Walking Distance to Local Amenities

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Offers In Excess Of £270,000 Freehold

FEATURES

- Walking distance to Local Primary Schools
- Easy Access to A11/A14
- Kennett Station approximately 2.7 miles away with Links to Bury St Edmunds & Cambridge
- Walking distance to Doctors, Dentist, Shops & Nature Reserve
- Virtual 3D Tour
- Ideal first home or buy to let property
- Parking for two cars
- Must be viewed to be appreciated

DESCRIPTION

Unexpectedly Back to the MarketClarke Philips are please to offer this three bedroom townhouse in this popular modern development. Within easy reach of local primary schools, doctors and shops. Comprising of kitchen/breakfast room, lounge and downstairs WC on ground floor, first floor comprises of second and third bedroom and family bathroom. Upstairs offers a master bedroom and ensuite shower room. Enclosed South Westerly facing garden to the rear.

Entrance Hall

Wood effect flooring.

WC

Low level wc, hand wash basin.



ACCOMMODATION

Kitchen/Breakfast Room 11'2" x 7'9" (3.41m x 2.36m)

Wide range of wall and base units. Integrated fridge/freezer, dishwasher and washing machine. Window to front aspect. Gas hob, extractor over and electric oven below.

Lounge/Diner 15'7" x 14'8" (4.75m x 4.48m)

Double french doors and windows to rear. Storage cupboard.

Landing

Window to side aspect. Airing cupboard.

Bedroom 3 14'1" x 7'9" (4.28m x 2.36m)

Window to front aspect.

Bathroom

Panel bath with shower over. low level WC, hand wash basin. Window to front aspect.

Bedroom 2 9'7" x 14'8" (2.91m x 4.48m)

Two windows to rear aspect. Double wardrobe with sliding doors.

Second Floor

Velux window.

Master Bedroom 12'8" x 11'6" (3.86m x 3.50m)

Dormer window to front aspect. Access to eaves storage to front, built in wardrobe with access to eaves storage.

En-suite

Shower cubicle, low level WC, hand wash basin, velux window to rear.

Outside

Enclosed rear garden with timber decking and artificial grass. Allocated parking for two cars to the rear of the property.

Property Information

Maintenance fee - £40 per month approximately

EPC - C

Tenure - Freehold

Council Tax Band - C

Property Type - End Terrace Townhouse

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

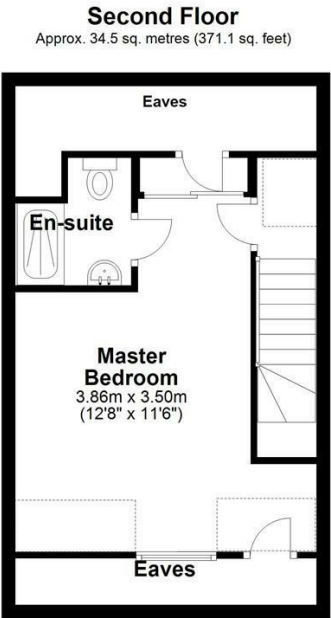
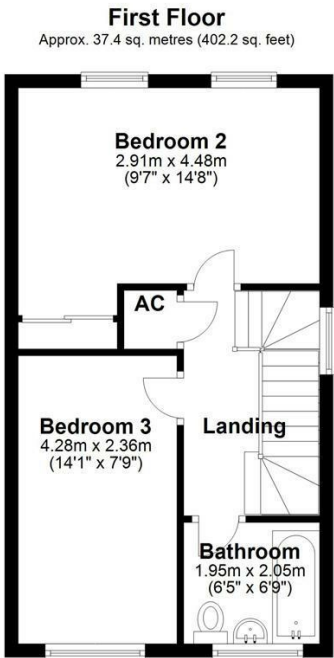
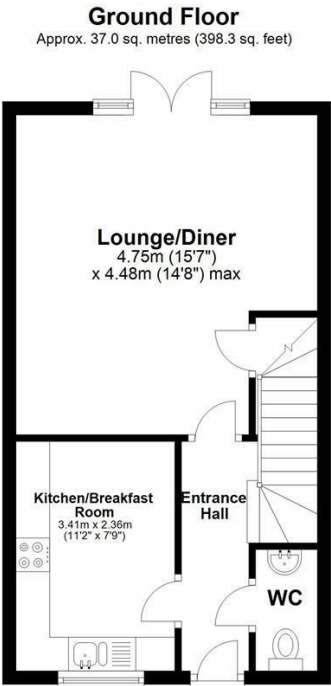
Square Meters - 108.8

Parking - allocated parking for two cars









Total area: approx. 108.8 sq. metres (1171.6 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.
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Council Tax Band : C

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.

