



FENNEL DRIVE | RED LODGE

Ideal First Home or Buy to Let Property

FENNEL DRIVE | RED LODGE

Guide Price £200,000 Freehold

FEATURES

- Ideal first Home or Buy to Let Property
- TWO GARAGES with power & lights
- Central village location - Walking distance to Local shops, Schools, Doctors & Dentist.
- Two Double Bedrooms - With Built in Wardrobes
- Virtual 3D Tour
- Immaculately Presented Throughout
- Good transport Links A14/A11 & Kennett Station with links to Cambridge
- Awaiting EPC

DESCRIPTION

Immaculately presented two bedroom coachhouse rarely available with two garages. Spacious open plan kitchen/diner living area with integrated appliances, two double bedrooms with built in wardrobes and a bathroom featuring a four piece bathroom suite. Walking distance to local shops, schools and doctors. Excellent transport links via A11, A14 and Kennett Train station. Outside the property offers a courtyard garden to the side of the property.

Entrance Hall Ground Floor

Stairs to first floor, wood effect flooring.

First Floor Landing

Window to rear aspect. Airing cupboard. Loft access.



ACCOMMODATION

Kitchen/Living/Dining Space 19'0" x 10'0" (5.81m x 3.05m)

Wide range of wall and base units with integrated fridge/freezer, slimline dishwasher and washing machine. Gas hob with extractor over, electric oven with grill below. Windows to side and front aspect. Wood effect flooring.

Bedroom 1 11'9" x 10'1" (3.60m x 3.08m)

Window to front aspect. Built in wardrobes with sliding doors.

Bedroom 2 11'10" x 9'0" (3.61m x 2.76m)

Window to front aspect. Built in wardrobe.

Family Bathroom 9'6" x 5'6" (2.90m x 1.68m)

Four piece suite comprising of panel bath, corner shower, enclosed WC, hand wash basin and heated towel rail. Fully tiled walls and window to side aspect.

Parking & Garages

Two generous garages positioned below the property with power, lights, up & over doors. Parking to the front of the garages.

Courtyard

Courtyard garden to the side of the property with gated access.

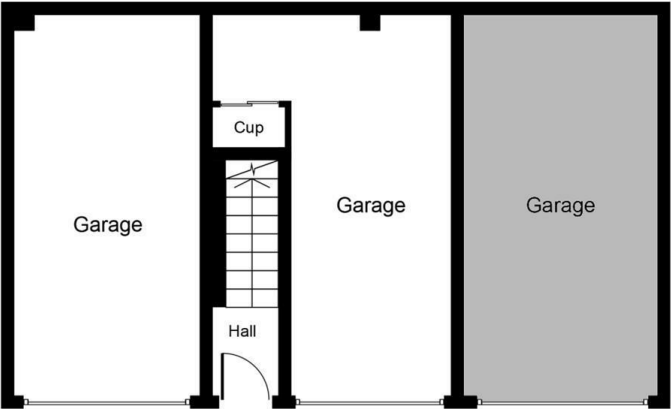
Agents Note

This property is Freehold. The third garage below the property has an agreement to contribute towards the buildings insurance cost. Please ask the agent for more information.

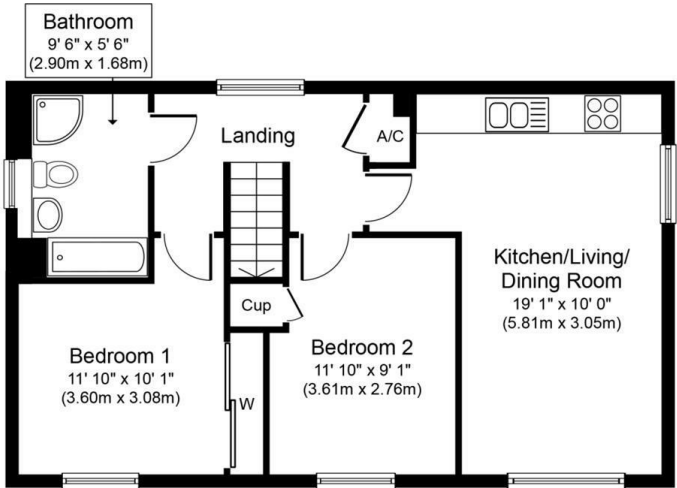








Ground Floor
Approximate Floor Area
607 sq. ft.
(56.4 sq. m.)



First Floor
Approximate Floor Area
607 sq. ft.
(56.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

01638 750241

Council Tax Band : B

info@clarkephilips.co.uk
www.clarkephilips.co.uk

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		
(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		