







Available Now!!

This rarely available two bedroom modern coach house situated within a popular development in Red Lodge. Boasting a large open plan kitchen/living area, two double bedrooms and a high-spec modern bathroom. Repainted throughout and brand new carpets have been laid. One allocated parking space.

Entrance Hall

Stairs to first floor.

Landing

Window to rear aspect, A/C Housing combi gas boiler. Loft access with light.

Kitchen/Living Area 19'2" x 13'1" (5.84 x 3.99)

Open plan room excellent for entertaining, with Hispecification fitted kitchen including integrated Bosch Washer/Dryer, Gas Hob with extractor over and oven built in below. Free standing fridge freezer can be left upon request. Roll top work surface with inset sink with drainer. Space for dining and lounge area. Window to both front and rear aspects.

Bathroom 6'11" x 6'4" (2.11 x 1.93)

Panel bath benefitting from a shower above with glass screen. Enclosed WC with hand wash basin. Partly tiled walls with window to rear aspect.

Master bedroom 11'10" x 9'11" (3.61 x 3.02 (3.60 x 3.01))

Window to front aspect, fitted double wardrobe.

Bedroom 2 11'9" x 9'6" (3.58 x 2.90)

Window to front aspect, built in storage cupboard.

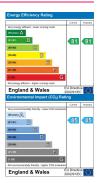
Outside

Outside the property to the rear there is a ground floor storage cupboard with power. Agents note: The

parking space is around the corner turning to the left (from the front door|) - off Larch Way, adjacent to the electric sub-station on the left, aside the first white clapboard detached property.

Directions

01638 750241 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.