



CARNATION WAY | RED LODGE

Ideal Home for Downsizing or First Time Buyers

CARNATION WAY | RED LODGE

Guide Price £230,000 Freehold

FEATURES

- Walking distance to Local Shops, Schools & Nature Reserve
- Oil Fired Central Heating
- Overlooking green to front of the property
- Virtual 3D Tour Available
- Garage & Parking En-Bloc
- Immaculately Presented
- Viewing Highly Recommended to Appreciate This Home
- Awaiting EPC

DESCRIPTION

HIGH SPECIFICATION - Two bedroom semi-detached bungalow boasting a generous open plan living area. Contemporary kitchen has been fully refitted offering integrated appliances Bosch and Samsung appliances, opening into living area with tiled floor. Central village location within a well-established residential area overlooking a small green to front.

Externally the property offers a generous sized fully enclosed rear garden and garage located in a block. Walking distance to local Schools & Shops. Viewing highly recommended.

Entrance Hall

With coat cupboard and utility cupboard. Space and plumbing for washing machine and dryer.



ACCOMMODATION

Open Plan Kitchen/Living Room 17'11" max x 15'8" max (5.47m max x 4.80m max)

Selection of base units and floor to ceiling larder units. Integrated fridge/freezer and dishwasher. Built in oven and electric hob with extractor over. Cupboard housing oil fired boiler. Window and double doors leading to rear garden and conservatory.

Conservatory 9'10" x 9'7" (3.00m x 2.94m)

Windows to side and rear aspect. Door leading into rear garden.

Bathroom

Panel bath with shower over and glass screen. Enclosed WC, hand wash basin set in vanity unit. Tiled walls and window to side aspect.

Bedroom 1 10'11" x 12'2" (3.35m x 3.73m)

Window to front aspect. Built in wardrobes with sliding mirror doors. Underfloor heating.

Bedroom 2 8'11" x 9'0" (2.72m x 2.75m)

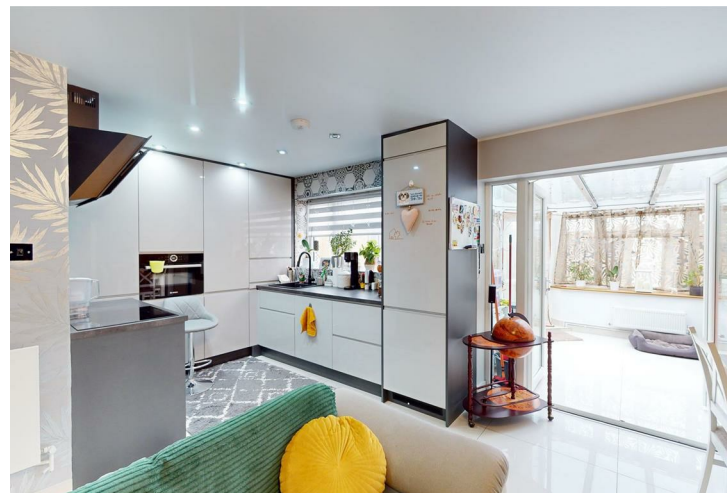
Window to front aspect.

Outside

Enclosed rear garden with gated access. Mainly laid to lawn with generous patio area, storage shed & Oil tank.

Parking & Garage

Garage En-bloc with parking to the front and electric garage door.





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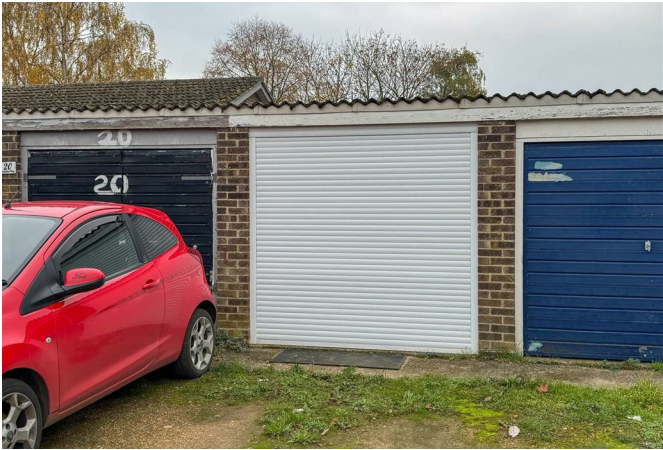
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TOTAL FLOOR AREA : 63.23 sq. m. (680.57 sq. ft.) approx

(While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. No perspective is shown. The various layouts and appliances shown here are not intended to be taken as a guarantee as to their suitability or efficiency and for general information only.)

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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.

