



TEASEL CLOSE | RED LODGE

Three Storey Town House

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£1,350 Per Calendar Month

FEATURES

- Close to nature reserve (Red Lodge Heath)
- Garage in Block
- Easy Access to A11/A14 with good access to RAF Lakenheath & Mildenhall
- Large master bedroom with dressing room & en-suite
- Utility Room
- Close to local amenities
- Easy Access to RAF LAKENHEATH & MILDENHALL
- Nearest Train Station (Kennett - Approximately 2 miles away)
- Walking Distance to local school

DESCRIPTION

AVAILABLE EARLY JULY IDEAL FOR USAF PERSONNEL - Spacious three bedroom family home occupying three floors, excellent access to both the A11/A14 making a good commute to RAF Lakenheath and Mildenhall. Property boasts a master suite with dressing room & en-suite with a double shower. Two further double bedrooms and a family bathroom. Downstairs there is a kitchen/diner, utility area, downstairs WC and living room. Rear Garden and Garage Viewing highly recommended.

Entrance Hall

Stairs to first floor.

Lounge 11'10" x 13'9" (3.62m x 4.21m)

Window to front aspect.



ACCOMMODATION

Kitchen 12'7" x 10'7" (3.85m x 3.23)

Wide range of wall and base units, electric hob and oven. Space for fridge and dishwasher. Double doors leading to rear garden and space for a dining table.

Utility Area 6'9" x 4'4" (2.06m x 1.33m)

Space for washing machine.

Downstairs WC

Low level WC and hand wash basin.

First Floor

Bedroom 2 13'8" x 8'5" (4.18m x 2.57m)

Window to front aspect.

Bedroom 3 12'9" x 8'5" (3.90m x 2.57m)

Window to rear aspect.

Family Bathroom 6'8" x 6'6" (2.05m x 1.99m)

Panel bath, low level WC and hand wash basin.

Second Floor

Master Bedroom 13'7" x 11'7" (4.15m x 3.54m)

Window to front aspect, opening to;

Dressing Room 8'9" x 9'11" max (2.68m x 3.03m max)

Two double built in wardrobes and space for further furniture. Leading to;

En-suite Shower Room

Double shower cubical, low level WC, hand wash basin. Velux window to rear aspect.

Outside

Mainly laid to lawn with patio area. Enclosed with gated access.







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