



CHASE AVENUE | RED LODGE

Family Home Walking Distance to Local Amenities

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Guide Price £300,000 Freehold

FEATURES

- Walking Distance to Local Schools, Shops, Doctors & Dentist
- Virtual 3D Tour Available
- Easy Access to A11/A14 & Kennett Train Station
- En-suite to Master & Bedroom 2/Main Bathroom
- Three Double Bedrooms
- Ideal family home or Buy to Let Property
- Driveway with Parking for Two Cars

DESCRIPTION

Clarke Philips are please to offer this immaculate three bedroom townhouse in this popular modern development. Within easy reach of local primary schools, doctors and shops. Offering versatile living accommodation, comprising of modern kitchen with fitted appliances, lounge/diner and downstairs WC on ground floor, first floor comprises of second and third bedroom and Jack & Jill bathroom. Upstairs offers a spacious master bedroom with fitted wardrobes and ensuite shower room.

Entrance Hall

Wood effect flooring.Stairs to first floor.

WC

Low-level WC, hand wash basin.



ACCOMMODATION

Kitchen 12'5" x 6'2" (3.79m x 1.88m)

Wide selection of wall and base units with gas hob, electric oven and extractor over. Integrated fridge/freezer, dishwasher and washer/dryer. Wall mounted gas boiler enclosed in cupboard. Feature under cupboard lighting and window to front aspect.

Lounge/Diner 15'7" x 13'3" (4.75m x 4.05m)

French doors to rear and window to side aspect. Storage cupboard and fitted media unit with storage cupboards.

First Floor Landing

Bedroom 2 9'9" x 13'3" (2.97m x 4.03m)

Two windows to rear aspect.

Bedroom 3 11'0" x 13'3" (3.36m x 4.05m)

Two windows to front aspect.

Jack & Jill Bathroom

Panel bath with shower over. Pedestal sink and low level WC. Window to side aspect and part tiles walls.

Second Floor

Master Bedroom 28'6" x 9'9" (8.69m x 2.97m)

Windows to front and rear aspect, built in cupboard and fitted wardrobes. Loft access.

En-suite

Double shower cubicle with tiled walls. Pedestal sink, low level WC and window to front aspect.

Outside

Enclosed rear garden mainly laid to lawn with generous patio area and gated access to driveway. Timber storage shed and raised timber planters.

Material Information

Internet - Fibre to property

Phone Signal - Good

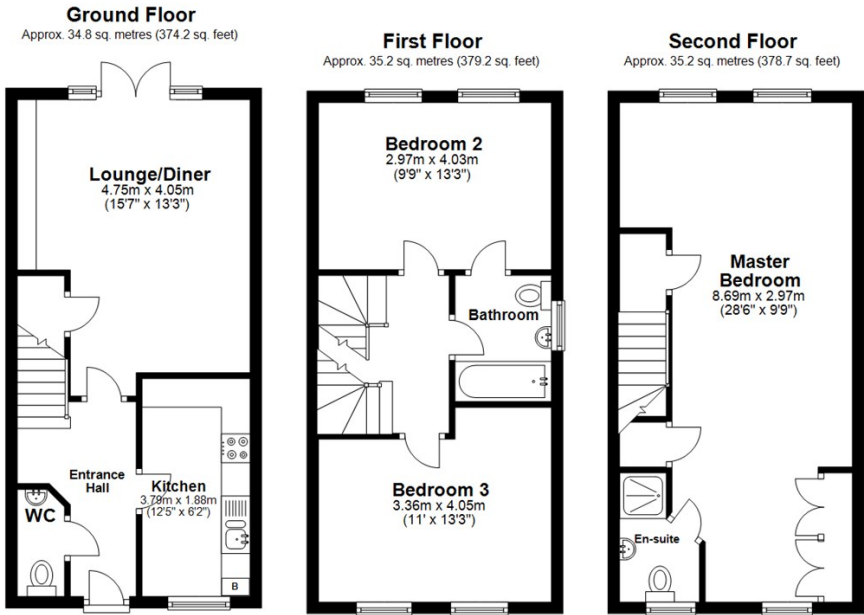
Estate Management Charge - £308.82 (2025)







Exception Master Bedroom with
& Ensuite



Total area: approx. 105.2 sq. metres (1132.1 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 misstatement. 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.

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Council Tax Band : D

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.

