



OLIVE WAY | RED LODGE

Family Home Walking Distance to Local Amenities & Good Travel Links

OLIVE WAY | RED LODGE

Guide Price £280,000 Freehold

FEATURES

- Walking distance to Schools, Shops, Doctors, Dentist & Nature Reserve
- Virtual 3D Tour Available
- Easy Access to A11/A14 and Kennett Train Station with Links to Bury St Edmunds and Cambridge
- Ideal first home or Buy to Let Property
- Immaculately presented throughout
- Overlooking communal green space to the front of the property.
- Parking for two cars to the immediate rear of the property
- EPC TBC

DESCRIPTION

This immaculately presented three-bedroom townhouse is situated in a cul-de-sac location, overlooking a communal green area. The modern kitchen/diner and living room feature French doors leading to an easy-to-maintain rear garden. The first floor includes an exceptional second bedroom, a family bathroom, and bedroom three. The master bedroom on the top floor boasts a dressing area, built-in wardrobes, and an ensuite shower room. Outside the property, there are two side-by-side parking spaces and an enclosed low-maintenance rear garden.

Entrance Hall

Wood effect laminate flooring. Stairs leading to first floor.

Living Room 13'7" x 12'11" (4.14m x 3.93m)

French doors leading out to rear garden. Wood effect laminate flooring.

WC

Low level WC, hand wash basin.



ACCOMMODATION

Kitchen/Diner 17'1" x 8'0" (5.20m x 2.44m)

Wide range of wall and base units. Electric double oven with grill, gas hob and extractor over. Stainless steel sink with drainer. Integrated dishwasher and space for fridge freezer. Cupboard housing gas boiler and window to front aspect. Feature under cupboard lighting.

First Floor Landing

Window to front aspect.

Bedroom 2 12'7" x 12'11" (3.84m x 3.94m)

Window to rear aspect.

Bedroom 3 11'2" x 6'4" (3.40m x 1.92m)

Window to front aspect.

Bathroom

Panel bath with shower over and tiled surround. Pedestal sink and low level WC.

Second Floor

Door to:

Master Bedroom 11'3" x 12'11" (3.42m x 3.94m)

Two velux style windows to the rear. Built in double wardrobe with sliding doors and separate built in single cupboard. Access to loft space.

En-suite

Double shower cubicle with tiled surround, low level WC, pedestal sink. Wood effect flooring.

Outside

Two parking spaces side by side to the immediate rear of the property. Gated access to enclosed rear garden. Generous timber decking area, lawn surrounded by flower beds and timber storage shed.

Property Information

Estate Management Charge - (2025) First port - £209.31, Greenbelt - £282.46 PA

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Ultrafast available

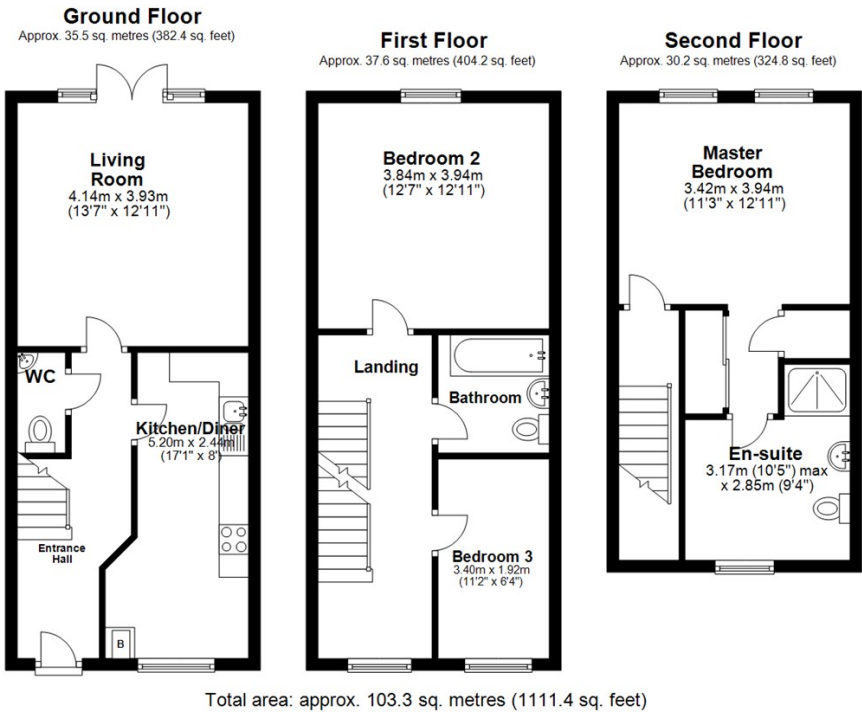
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the seller is aware of









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.

Copyright Clarke Philips Ltd 2021.
Plan produced using PlanUp.

01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk

Council Tax Band : C

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.

