



FENNEL DRIVE | RED LODGE

Conservatory/Dining Extension to The Rear

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Guide Price £265,000 Freehold

FEATURES

- Walking distance to local Shops, Schools and Doctors
- Virtual 3D Tour Available
- Easy access to A11/A14
- Edge of modern development Overlooking matures Trees
- Nearest Train Station Kennett (2.2miles google maps)
- Ideal first home or buy to let property
- Refitted high specification Kitchen & Shower Room
- Low Maintenance Block Paved garden to the rear.
- Awaiting EPC

DESCRIPTION

Beautifully presented 3 Bedroom Mid-Terrace property in a very popular location in Red Lodge. Spacious Living Room and Conservatory extension to the rear proving a dining area ideal for entertaining. Refitted high specification Kitchen, Downstairs cloakroom and Refitted Modern Shower Room upstairs. Low maintenance block paved garden to the rear with parking to the rear of the property. This property is within walking distance to the local amenities, Doctors and Schools. Easy access to the A11/A14.

Entrance Hall

Stairs to first floor, two storage cupboards. Laminate wood effect flooring.

Living Room 16'2" x 12'7" (4.94m x 3.85m)

Window and part glazed door leading to;



ACCOMMODATION

Conservatory/Dining Room 14'0" x 8'10" (4.29m x 2.71m)

French Doors leading to rear garden. Wall mounted electric heater.

Downstairs W/C

Low level WC, hand wash basin. Window to front aspect. Part tiled walls.

Kitchen 13'7" x 6'1" (4.15m x 1.87m)

Refitted Kitchen finished to a high specification with integrated Fridge/freezer and washing machine. Oversized gas 5 ring gas hob with extractor over. Eye-level double oven with grill. Tiled splash backs and window to the front aspect. Wall mounted gas boiler enclosed in wall unit.

First Floor

Loft access.

Bedroom One 11'4" x 8'7" (3.47m x 2.62m)

Window to rear aspect. Fitted wardrobe with sliding doors.

Bedroom Two 12'0" x 8'10" (3.68m x 2.70m)

Window to front aspect,

Bedroom Three 7'6" x 7'5" (2.30m x 2.27m)

Window to rear aspect. Fitted wardrobe.

Family Shower Room

Fitted refitted shower room with large walk in shower, tiled walls, enclosed WC and hand wash basin fitted in modern vanity units. Window to front aspect. Storage cupboard.

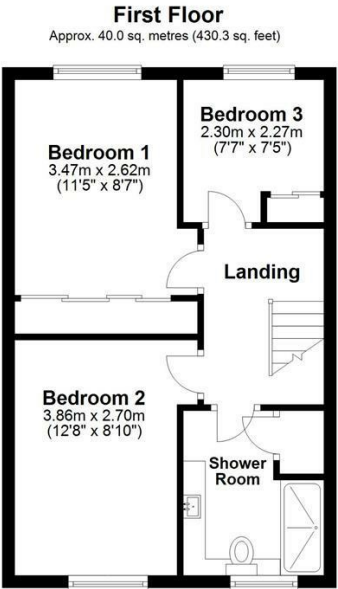
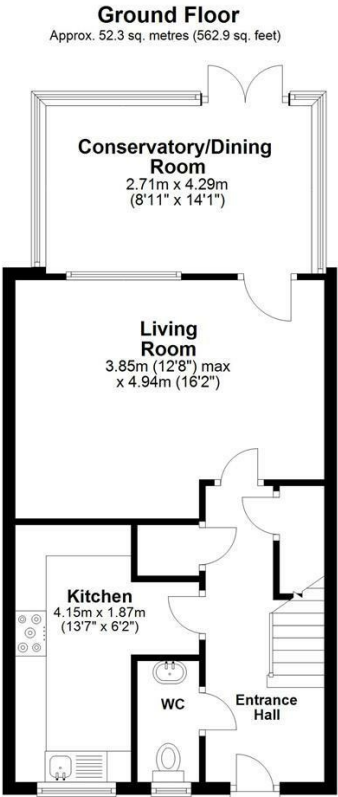
Outside

Enclosed rear garden with gated access, Block paved for easy maintenance. Storage shed. Parking for two cars to the rear of the property.









Total area: approx. 92.3 sq. metres (993.2 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 mis-statement. 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.

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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.

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

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