





**** NO CHAIN ** VIEW NOW **** THREE bedroom property located in Red Lodge, with close links to the A11 and within walking distance to amenities, this property comprises a modern kitchen, open planned living area and master bedroom with en-suite. Externally, the home has an enclosed rear garden and also benefits from allocated parking.

EPC Rating - C

Council Tax Band – C

Gas central heating

Tenure - Freehold

LIVING ROOM

15' 5" x 11' 2" (4.7m x 3.4m) Laminated flooring, Double glazed bay window to front, radiator, TV point.

KITCHEN

15' 6" x 11' 7" (4.72m x 3.53m) A range of wall and base level units with worktops over, integrated double ovens, integrated gas hob with extractor over, space for washing machine, integrated fridge/freezer, one and half bowl sink and drainer unit with mixer tap over, patio doors to rear, Laminated Flooring

CLOAKROOM

Low level w/c, pedestal basin with mixer tap over.

MASTER BEDROOM

10' 6" x 9' 2" (3.2m x 2.79m) Carpeted, Double glazed window to rear, radiator

ENSUITE

Shower cubicle, low level w/c, basin with mixer tap over, double glazed window to rear.



BEDROOM TWO

12' 2" x 8' 2" (3.71m x 2.49m) Carpeted, Double glazed window to front, radiator.

BEDROOM THREE

8' 6" x 7' 3" (2.59m x 2.21m) Carpeted, double glazed window to front, radiator.

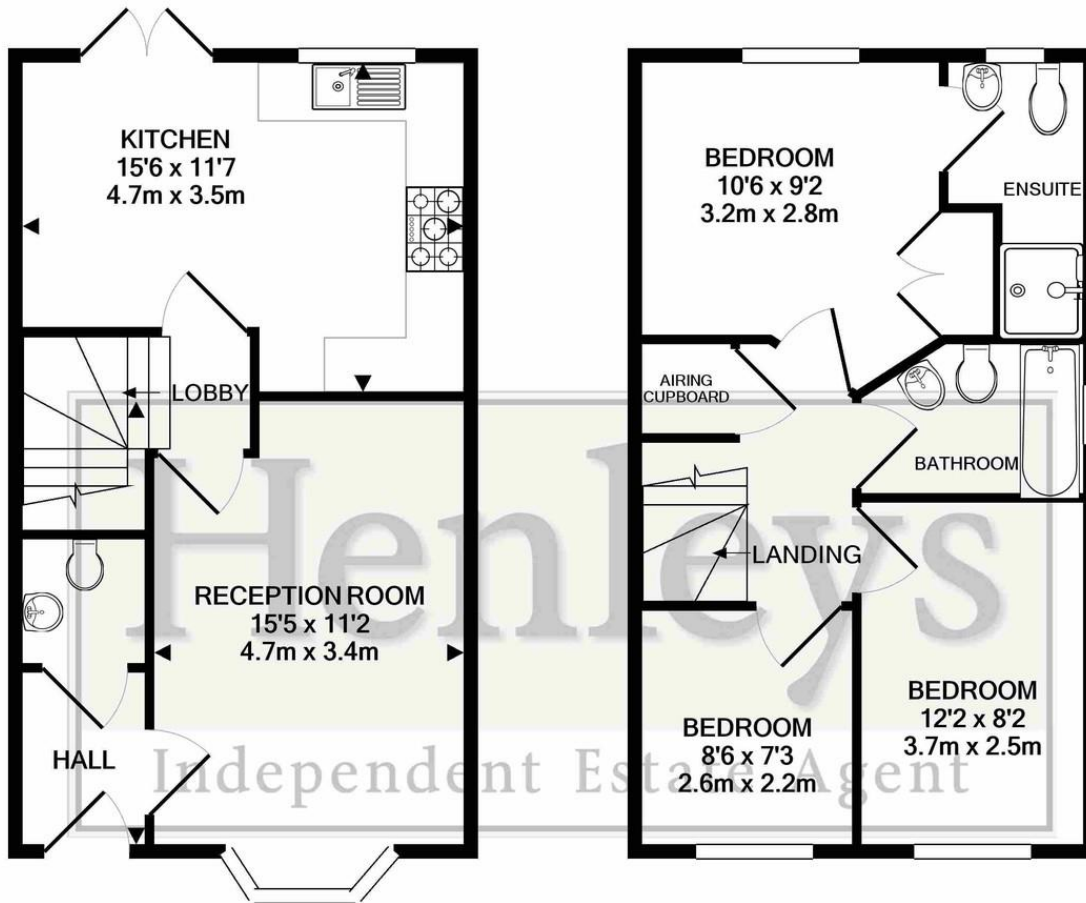
BATHROOM

White suite comprising bath, low level w/c, basin with mixer tap over, double glazed window to rear.

OUTSIDE

Enclosed rear garden laid to lawn, allocated parking to rear.





GROUND FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		