





**** NO CHAIN ** Tenant In Place ** 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.**

Property Info:

Tenure: Freehold
Parking: Off Road Allocated Space
Gardens: Rear & Front
Heating: Gas Heating
Council tax band: C
EPC rating band: C
Mains Drainage & Water
Tenant in place paying £1100 PCM.



LIVING ROOM

Double glazed bay window to front, radiator, TV point.

KITCHEN

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.

CLOAKROOM

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

MASTER BEDROOM

Double glazed window to rear, radiator, door to;

ENSUITE

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

BEDROOM TWO

Double glazed window to front, radiator.

BEDROOM THREE

Double glazed window to front, radiator.

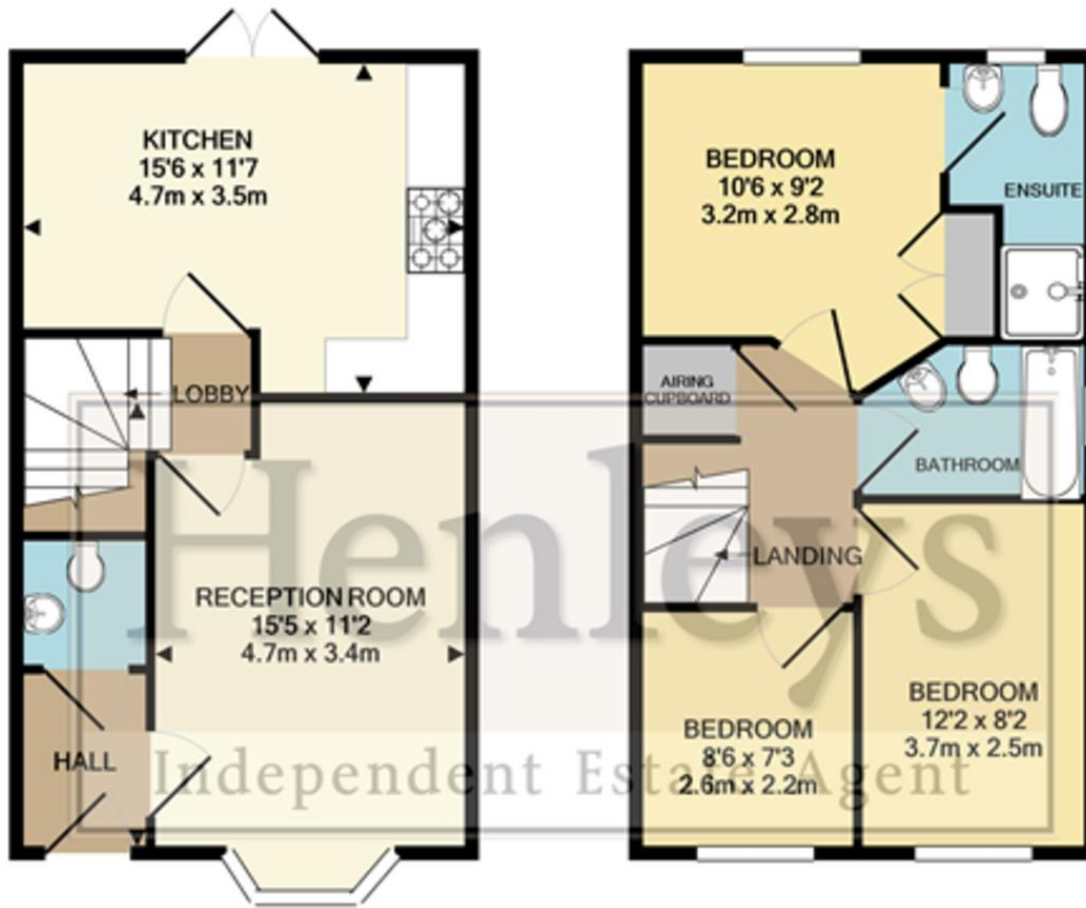
BATHROOM

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	