



**Myrtle Lane, Red Lodge IP28 8RW**

***welcome to***

## **Myrtle Lane, Red Lodge**

An immaculately presented 3 bedroom detached house offering circa 900 Sq Ft of accommodation plus rear enclosed garden & driveway for 2 cars. The property was built in 2020 with 5 year NHBC remaining and is ideal for a first time buyer or growing family.

### **The Accommodation**

#### **Entrance Hall**

#### **Living Room**

15' 6" max x 14' 2" max ( 4.72m max x 4.32m max )

#### **Dining Room**

16' max x 8' 11" max ( 4.88m max x 2.72m max )

#### **Kitchen**

8' 5" x 8' 1" ( 2.57m x 2.46m )

#### **Cloakroom**

6' 3" x 3' 5" ( 1.91m x 1.04m )





### **First Floor Landing**

#### **Bedroom 1**

11' 9" max x 10' 5" max ( 3.58m max x 3.17m max )

#### **En Suite**

7' 1" x 4' 9" ( 2.16m x 1.45m )

#### **Bedroom 2**

11' 9" max x 8' 7" max ( 3.58m max x 2.62m max )

#### **Bedroom 3**

9' 6" x 6' 7" ( 2.90m x 2.01m )

#### **Bathroom**

7' 2" x 6' 5" ( 2.18m x 1.96m )

### **Outside**

#### **Driveway For 2 Cars**

#### **Rear Enclosed Garden**



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## Myrtle Lane, Red Lodge

- 3 Bedroom Detached House
- Circa 900 sq Ft
- 45% Shared Ownership
- Immaculately Presented Throughout
- Driveway for 2 Cars

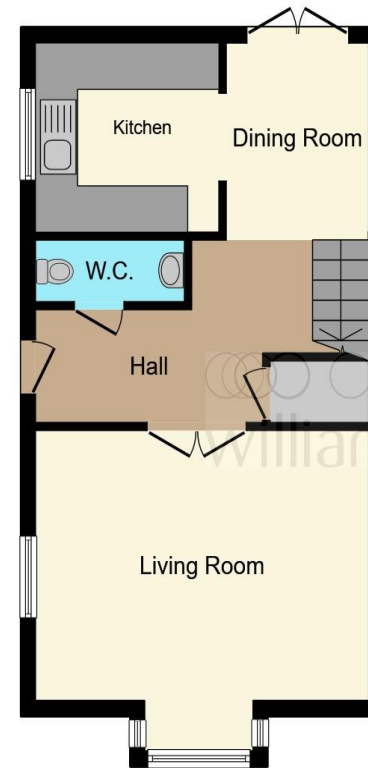
Tenure: Leasehold

EPC Rating: B

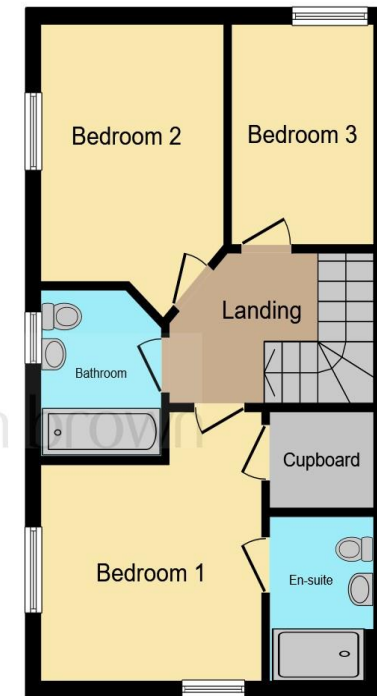
This is a Leasehold property with details as follows; Term of Lease 121 years from 22 Dec 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£141,750**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MDH108295 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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