



**Chase Avenue, Red Lodge IP28 1AD**

**welcome to**

## **Chase Avenue, Red Lodge**

A well presented semi-detached townhouse located on the outskirts of the village offering modern kitchen, three bedrooms, en-suite to bedroom one, garage and driveway. The property benefits from approximately 5 years NHBC warranty remaining - no onward chain.

### **Entrance Hall**

With radiator, stairs leading to first floor, doors to cloakroom and lounge/dining room and opening to:

### **Kitchen**

12' 9" x 6' 2" ( 3.89m x 1.88m )

With a fitted range of modern base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in under oven with gas hob and chimney style extractor over, integrated appliances including fridge/freezer, dishwasher and washing machine, radiator and double glazed window to front aspect.



### **Lounge/Dining Room**

15' 3" max x 13' 2" max ( 4.65m max x 4.01m max )

With two radiators, storage cupboard under stairs, double glazed doors with windows to each side to rear garden and double glazed window to side aspect.

### **Cloakroom/W.C.**

Fitted with a suite comprising low level w.c, pedestal wash hand basin with mixer tap over, radiator and extractor.





### **First Floor Landing**

With doors to:

#### **Bedroom Two**

13' 2" x 9' 7" ( 4.01m x 2.92m )

With radiator and double glazed window to rear aspect,

#### **Bedroom Three**

13' 2" max x 11' max ( 4.01m max x 3.35m max )

With radiator and double glazed window to front aspect.

#### **Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap, shower attachment over and glass shower screen, low level w.c, pedestal wash hand basin with mixer tap over, part tiled and double glazed window to side.

### **Second Floor Landing**

With door to:

#### **Bedroom One**

28' 4" max x 13' 3" max ( 8.64m max x 4.04m max )

With radiator, storage cupboard, loft access, double glazed window to front aspect, two sky lights and door to:

#### **En-Suite Shower Room**

Fitted with a modern suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap, radiator, part tiled and sky light.

#### **Outside**

To the front of the property there is a shallow garden with a selection of shrub and plants with a pathway to the front door. To the side of the property is a driveway leading to a garage. Gated access leads to the rear garden which has an initial decked area with covered pergola over and opens to a mainly lawned garden with shrub and plant borders. The rear garden is fully enclosed by fencing.



**view this property online** [williamhbrown.co.uk/Property/MDH108224](http://williamhbrown.co.uk/Property/MDH108224)



welcome to

## Chase Avenue, Red Lodge

- Semi-Detached Town House
- Approximately 5 Years NHBC Remaining
- Three Bedrooms
- En-Suite to Main Bedroom
- Garage & Driveway

Tenure: Freehold

EPC Rating: B

Council Tax Band: D

guide price

**£300,000**



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

view this property online [williamhbrown.co.uk/Property/MDH108224](http://williamhbrown.co.uk/Property/MDH108224)



Property Ref:  
MDH108224 - 0005

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.



**01638 713274**



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST. EDMUNDS, Suffolk, IP28 7EQ



**williamhbrown.co.uk**