



Wintergreen Road, Red Lodge IP28 8WU

welcome to

Wintergreen Road, Red Lodge

A mid-terraced property located in the expanding village of Red Lodge offering three bedrooms, en-suite facilities to bedroom one, living room with doors to rear garden and allocated parking - complete upward chain!

Entrance Hall

With radiator, stairs leading to first floor, storage alcove and doors to:

Cloakroom/W.C.

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

Kitchen

11' 7" x 9' 2" (3.53m x 2.79m)

With a fitted range of base units and drawers with work surfaces over to two sides, matching wall units, inset one a half bowl stainless steel sink with mixer tap over, built in under oven with gas hob and extractor over, spaces for washing machine and fridge/freezer, radiator and double glazed window to front aspect.

Living Room

15' 10" x 13' 5" (4.83m x 4.09m)

With radiator, double glazed French doors with glazed side panels opening to rear garden.





First Floor Landing

With doors to:

Bedroom One

12' 3" x 9' (3.73m x 2.74m)

With radiator, double glazed window to front aspect and door to:

En-Suite Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin, radiator.

Bedroom Two

10' 3" x 9' (3.12m x 2.74m)

With radiator and double glazed window to rear aspect.

Bedroom Three

7' 10" x 6' 10" (2.39m x 2.08m)

With radiator and double glazed window to front aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath, low level w.c, pedestal wash hand basin, radiator and double glazed window to rear.

Outside

To the front of the property there is a shallow garden with mid level retaining hedge and a pathway to the front door. The rear garden has an initial patio area and opens to a mainly lawned garden fully enclosed by fencing.

Agents Note

1. We have been advised there is an estate management charge of £319.87 per annum.



view this property online williamhbrown.co.uk/Property/MDH108785



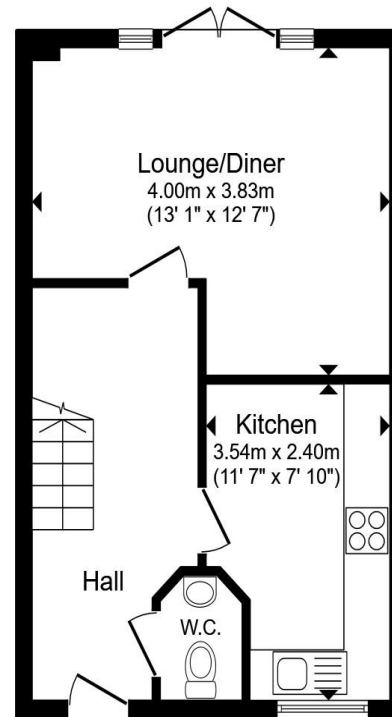
welcome to

Wintergreen Road, Red Lodge

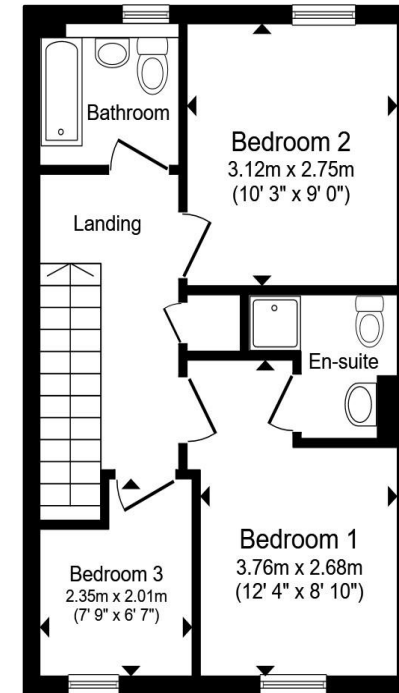
- Complete Upward Chain
- Three Bedrooms
- En-Suite To Bedroom One
- Mid-Terraced House
- Allocated Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£250,000



Ground Floor



First Floor

Total floor area 72.4 m² (780 sq.ft.) approx

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.propertybox.io



view this property online williamhbrown.co.uk/Property/MDH108785



Property Ref:
MDH108785 - 0004

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.

william h brown



01638 713274



Mildenhall@williamhbrown.co.uk



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



williamhbrown.co.uk