



LARKSPUR CLOSE | RED LODGE

Ideal for USAF Personnel. Walking Distance to Local Amenities

£1,150 Per Month

FEATURES

- Ideal for USAF Personnel
- Easy Access to A11/A14 & Military Bases
- Walking distance to local shops, nature reserve, doctors and public houses
- Single garage with plumbing for utilities
- Spacious lounge/diner
- Modern Kitchen/bathroom
- Council Tax Band B
- Oil Central Heating

DESCRIPTION

Well-presented three bedroom house with single garage, positioned in a central village location within walking distance to local shops, schools, doctors, nature reserve and public houses. Would suit USAF Personnel with easy access to A11/A14 leading to both Mildenhall and Lakenheath. Available NOW.



ACCOMMODATION

Entrance Porch

Oil fired wall mounted boiler.

Lounge/Diner 23'11" max x 15'5" max

(7.31m max x 4.70m max)

Open plan, window to front and French doors to rear.

Stairs leading to first floor.

Kitchen 8'8" x 7'1" (2.65m x 2.18m)

Modern wall and base units, inset composite sink, integrated oven and hob extractor, integrated dishwasher and window to rear aspect.

First Floor Landing

Airing cupboard.

Bedroom 1 13'9" max x 8'2" (4.21m max x 2.51m)

Window to rear with built in wardrobe.

Bedroom 2 10'2" max x 8'2" (3.10m max x 2.51)

Window to front with built in wardrobe.

Bedroom 3 7'11" x 6'9" (2.42m x 2.06m)

Window to front.

Family Bathroom

Refitted bathroom with white suite comprising of low level WC, hand basin, heated towel rail and bath with shower over. Window to rear aspect.

Garage/Utility

En bloc to rear, plumbing for washing machine and pedestrian door.

Outside

Mainly laid to lawn with generous patio area. UPVC oil tank, gated access to the rear. Communal green to the front of the property.

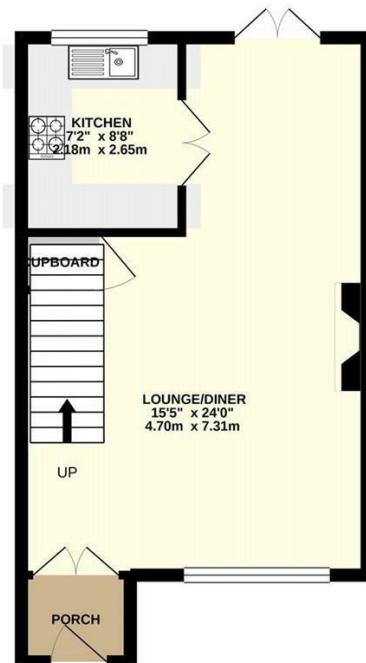




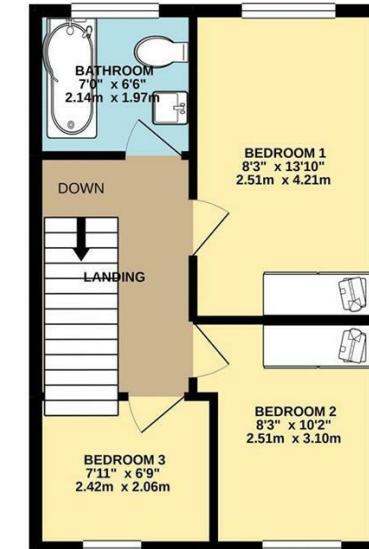




GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) APPROX.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 condition or working order can be given.
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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	70	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		