



ROWAN PLACE, RED LODGE, IP28 8GY

£250,000
FREEHOLD

This well presented three-storey townhouse offers contemporary living in the heart of Red Lodge, boasting exceptional transport links to Cambridge, Newmarket and London. The ground floor features a stylish kitchen/dining room perfect for entertaining, a convenient cloakroom and a bright well-proportioned sitting room. Upstairs, the first floor provides two generous double bedrooms and a modern family bathroom, while the entire top floor is dedicated to an impressive master suite complete with a private en-suite and dressing area. Outside, the property enjoys a fully enclosed rear garden, a single garage and off-road parking. This versatile home is ideal for professionals and families alike. Viewing is essential to fully appreciate the space and quality of accommodation on offer.

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ROWAN PLACE

- Well Presented Three Bedroom Town House
- Stylish Kitchen/Dining Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Garage & Parking
- Master Bedroom With En-Suite
- Two Further Double Bedrooms
- Enclosed Rear Garden
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Stairs to the first floor. Radiator.

Sitting Room

Well proportioned room with understairs storage. Window to front. Radiator.

Inner Hall

Cloakroom

WC and pedestal wash basin. Radiator.

Kitchen/Dining Room

Modern kitchen with a range of fitted wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Space for a washing machine, dishwasher and full fridge freezer, integrated electric oven with gas hob and extractor hood over. Opening to the dining area with French doors opening to the rear garden, and window to rear. Radiators.

Landing

With a storage cupboard and window to front. Stairs to the second landing. Radiator.

Bedroom 2

Double room with window to front. Radiator.

Bedroom 3

Double room with window to rear. Radiator.

Bathroom

WC and pedestal wash basin. Fully tiled, bath with shower head over. Window to rear. Radiator

Second Floor Landing

Master Bedroom

Impressive sized room with two built in double wardrobes and built in storage. Loft access and sky light to rear. Window to front. Radiator.

En-Suite

WC and pedestal wash basin. Fully tiled shower cubicle. Sky light to rear. Radiator.

Outside

Front Garden

Pathway to the front door and shingle area.

Rear Garden

Fully enclosed rear garden with a patio seating area and pathway to the rear gated access. The remainder of the garden is laid to lawn.

Garage

Up and over door. Parking to front.

Agent's Note

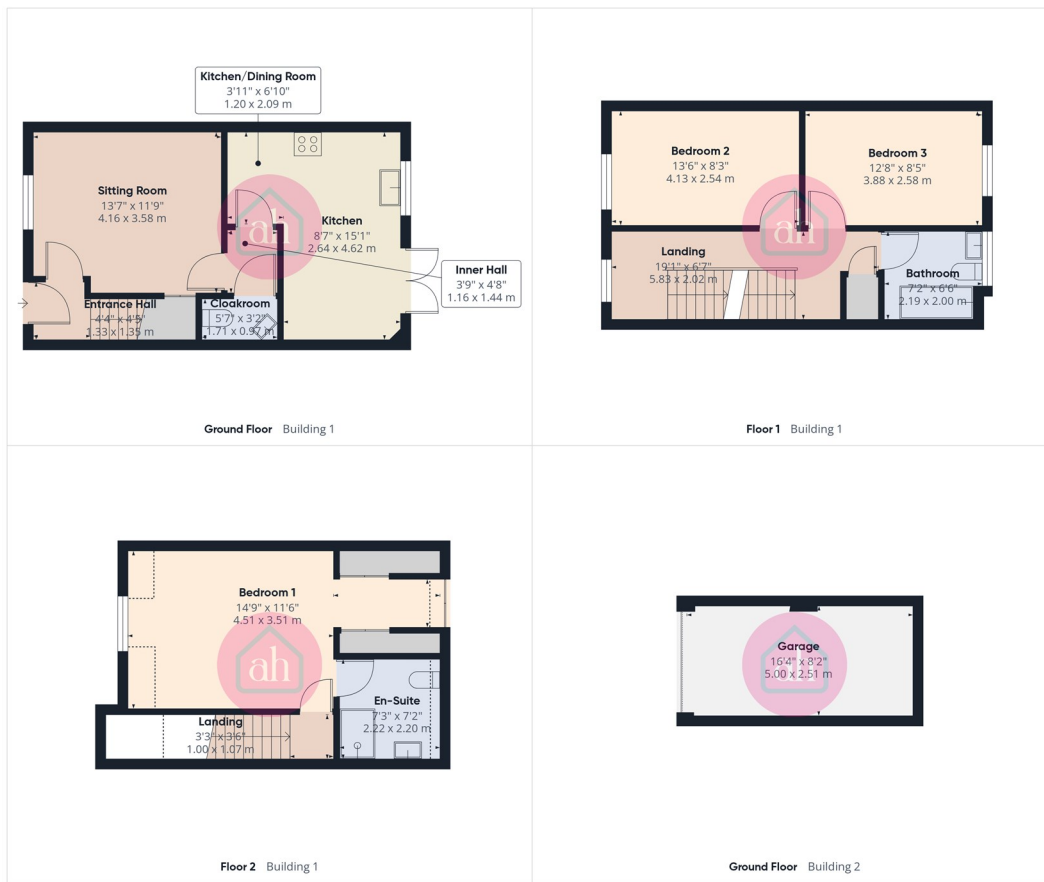
Current service charges are £140.36 every six months, reviewed annually.

Disclaimer

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Approximate total area⁽¹⁾
 1188 ft²
 110.4 m²

Reduced headroom
 21 ft²
 2 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | 86 |
| | EU Directive 2002/91/EC | |

EPC Rating: C Council Tax Band: C

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