

8 Falconer Road, Red Lodge, IP28 1AE  
**GUIDE PRICE £250,000**



## PROPERTY DESCRIPTION

\*Guide Price - £250,000 - £260,000\* Gateway is delighted to present this stunning two-bedroom, mid-terrace house in the charming village of Red Lodge with no onward chain.

A perfect balance of contemporary and cosy, this property is a genuine turnkey home, being decorated to an exceptional standard throughout.

With two generous-sized bedrooms, an en-suite to the main bedroom, a modern kitchen, good-sized garden, a beautiful lounge/diner and two allocated parking spaces, this wonderful property has everything you need to make a house a home.

The property also has NHBC warranty until 2031.

Don't miss out! Contact Gateway today to book a viewing.

- **Stunning modern home**
- **Two double bedrooms**
- **En-suite to master bedroom**
- **Beautiful kitchen with fitted appliances**
- **Two allocated parking spaces and EV charger**
- **No onward chain**
- **Good sized rear garden**
- **Close to local amenities**
- **Excellent access to transport links**
- **Ready to move into!**





## ROOM MEASUREMENTS

### Entrance Hall

Entrance hall featuring LVT flooring, storage cupboard and WC

### Kitchen

9'10" x 6'6"

Featuring a range of base and wall units, LVT flooring, built in electric oven and gas hob. Boiling water tap, built in washer/drier and window shutters.

### Lounge/Diner

19'0" x 13'5"

Featuring LVT flooring, smooth ceiling with inset spotlights, under stairs storage with hidden cupboard, wall paneling and access to the rear garden via French doors

### Downstairs WC

Featuring a modern toilet and wash basin.

### Master Bedroom

8'2" x 13'5"

Featuring LVT flooring, smooth ceilings, window shutters and built in wardrobes.

### En Suite

5'5" x 5'10"

Featuring a walk in shower, toilet and wash basin.

### Bedroom Two

9'10" x 13'5"

Featuring LVT flooring, smooth ceilings, window shutters and built in wardrobes.

### Family Bathroom

7'6" x 5'10"

Featuring bath with luxury shower head, toilet and wash basin, tiled floors and walls.

### Garden

36'1" x 13'1" approx

The garden is laid to lawn with a flower bed and path which provides access to the rear gate. It also features a storage shed.

### Parking

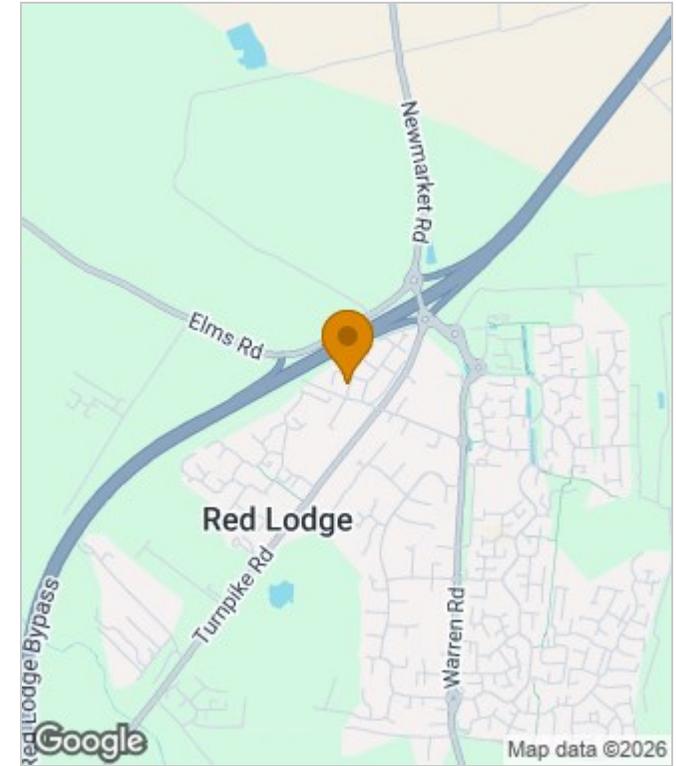
There are two allocated parking spaces provided and an EV charger.



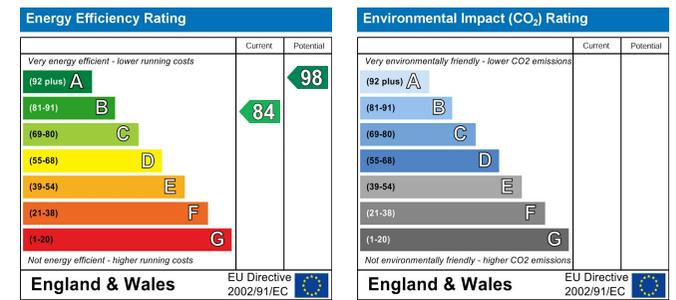
# FLOOR PLANS



# AREA MAP



# ENERGY PERFORMANCE GRAPH



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