



**Cottonwood Road, Red Lodge IP28 1AZ**

**welcome to**

## **Cottonwood Road, Red Lodge**

A semi-detached house located in the expanding village of Red Lodge with three bedrooms, en-suite facilities and driveway for three cars - offered to the market on a 50% shared ownership basis.

### **Entrance Hall**

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

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

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

### **Kitchen/Diner**

With a fitted modern range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in under oven with hob and extractor over, integrated kitchen appliances, radiator and double glazed window to front aspect.

### **Living Room**

With radiator, double glazed window to rear aspect and double doors to rear garden.





### **First Floor Landing**

With loft access, storage cupboard and doors to:

### **Bedroom One**

With radiator, built in wardrobe, double glazed window to rear aspect and door to:

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

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

### **Bedroom Two**

With radiator and double glazed window to front aspect.

### **Bedroom Three**

With radiator and double glazed window to rear aspect.

### **Bathroom**

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

### **Outside**

To the front of the property there is shallow garden mainly laid to lawn with a pathway leading to the front door. To the side of the property is a driveway offering off road parking for two/three cars. Gated access leads to the rear garden which has an initial paved patio area and opens to a lawned garden fully enclosed by fencing.



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## Cottonwood Road, Red Lodge

- Shared Ownership Opportunity
- 50% Share
- Semi-Detached House
- Three Bedrooms
- En-suite to Bedroom One

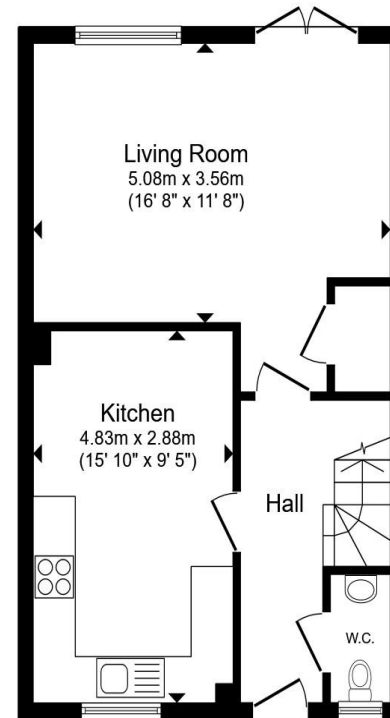
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 560.16

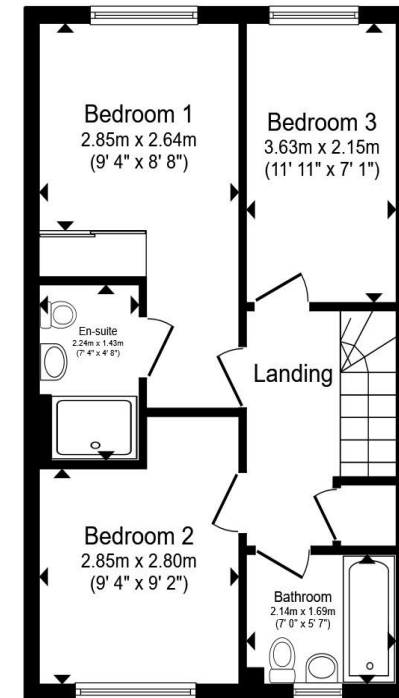
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Apr 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £145,000



Ground Floor



First Floor

Total floor area 87.2 m<sup>2</sup> (939 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](http://www.propertybox.io)



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Property Ref:  
MDH108707 - 0002

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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.



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