



Kings Meadow, Kedington, CB9 7NH

**CHEFFINS**



## Kings Meadow

Kedington,  
CB9 7NH

A two bedroom, semi detached bungalow in the village of Kedington. In need of renovation but benefitted by a single garage and drive and spacious accommodation. Offered for sale with no onward chain. (EPC Rating C)

### LOCATION

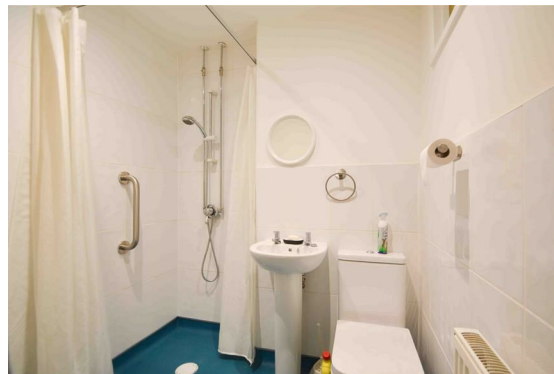
Kedington is a conveniently positioned, attractive and well served Suffolk village. The 14th century Grade I Listed Church of St Peter and St Paul betrays the history of the village, but most of the current residential buildings are from the 16th Century onwards. Significant expansion in the twentieth century has brought excellent facilities including a well regarded butchers, general store and further shops. There is a primary school, public house, a recreation ground and public amenity meadows. More comprehensive facilities are available in the nearby town of Haverhill (around 3 miles). Newmarket is approximately 12 miles north, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles) and Cambridge. London Stansted airport is around 30 miles away.

2 1 1

Guide Price £185,000







## PORCH

Door to rear garden, door to:

## ENTRANCE HALL

Door to storage cupboard, doors to:

## LIVING ROOM

Window to side, radiator, door to:

## KITCHEN

Fitted with base and eye level units, stainless steel sink, space for fridge/freezer, oven, plumbing for washing machine, radiator, window to front and side.

## BEDROOM ONE

Window, radiator.

## BEDROOM TWO

Window, radiator.

## WET ROOM

Low wc, pedestal hand wash basin, electric shower, radiator, extractor fan.

## OUTSIDE

Immediate paved patio area upon leaving the porch, leading to laid to lawn with steps down to the rear access gate and garage.

## GARAGE AND DRIVE

Single garage with up and over door, space in front for one vehicle.

## AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

By appointment through the Agents.

## SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £185,000

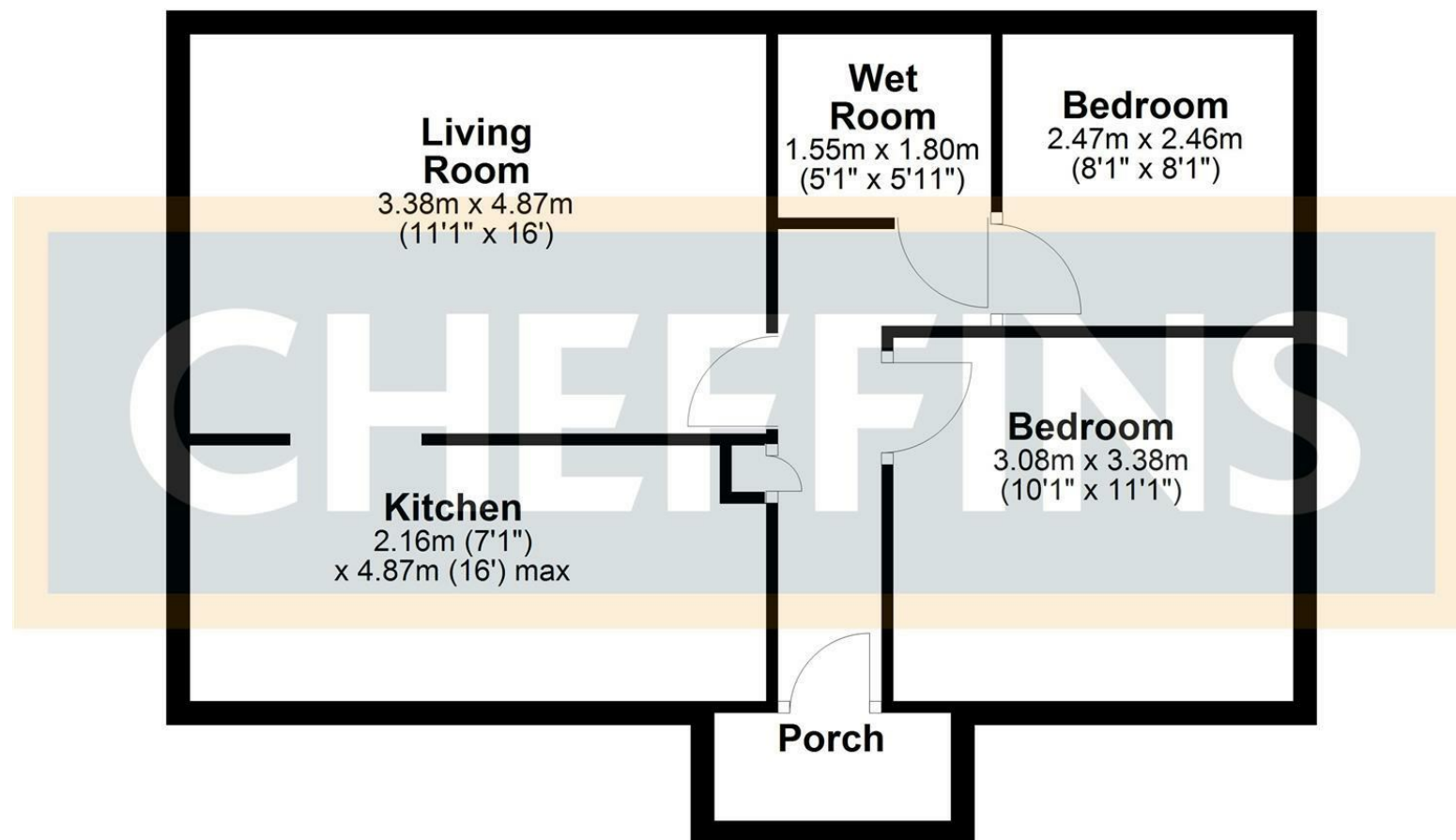
Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

## Ground Floor

Approx. 54.6 sq. metres (588.2 sq. feet)



Total area: approx. 54.6 sq. metres (588.2 sq. feet)

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

