



Moulton Avenue, Kentford, CB8 8QX

**CHEFFINS**

## Moulton Avenue

Kentford,  
CB8 8QX

- Semi-Detached Bungalow
- 2 Bedrooms
- Established Rear Garden
- Village Location
- NO CHAIN

A 2 bedroom semi-detached bungalow situated in a cul-de-sac location and offered with NO CHAIN. The accommodation comprises a living room, kitchen, conservatory, 2 bedrooms and a family bathroom. Further features include a driveway with parking for 4 cars, a garage and an established rear garden.



Guide Price £240,000





## LOCATION

KENTFORD and neighbouring Kennett are ideally placed 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. London is within easy access via the A11 and M11. Local amenities include a primary school, Post Office and general store, 2 public houses/restaurants and railway station providing access to Cambridge, Ipswich, Norwich and London.

## ENTRANCE HALL

with a composite entrance door.

## LIVING ROOM

with a fireplace with electric fire.

## KITCHEN

with a range of wall and base units with stainless steel 1 and half sink bowl sink, space for electric oven with extractor hood over, space and plumbing for appliances.

## CONSERVATORY

uPVC constructed with brick built plinth, door to the side and French double doors opening onto the rear garden.

## BEDROOM 1

## BEDROOM 2

## BATHROOM

with a low level WC, pedestal hand wash basin, side panel bath with shower over.



## OUTSIDE

To the rear of the property is an enclosed established garden mainly laid to lawn with a patio area.

To the front is a driveway with off-road parking for 4 cars and a garden area laid to lawn with mature shrub borders and overlooking an open green area to the front.

## GARAGE

with an up and over door to the front, pedestrian door into the rear garden.

## Sales Agents Notes

Please note the property construction is steel framed.

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



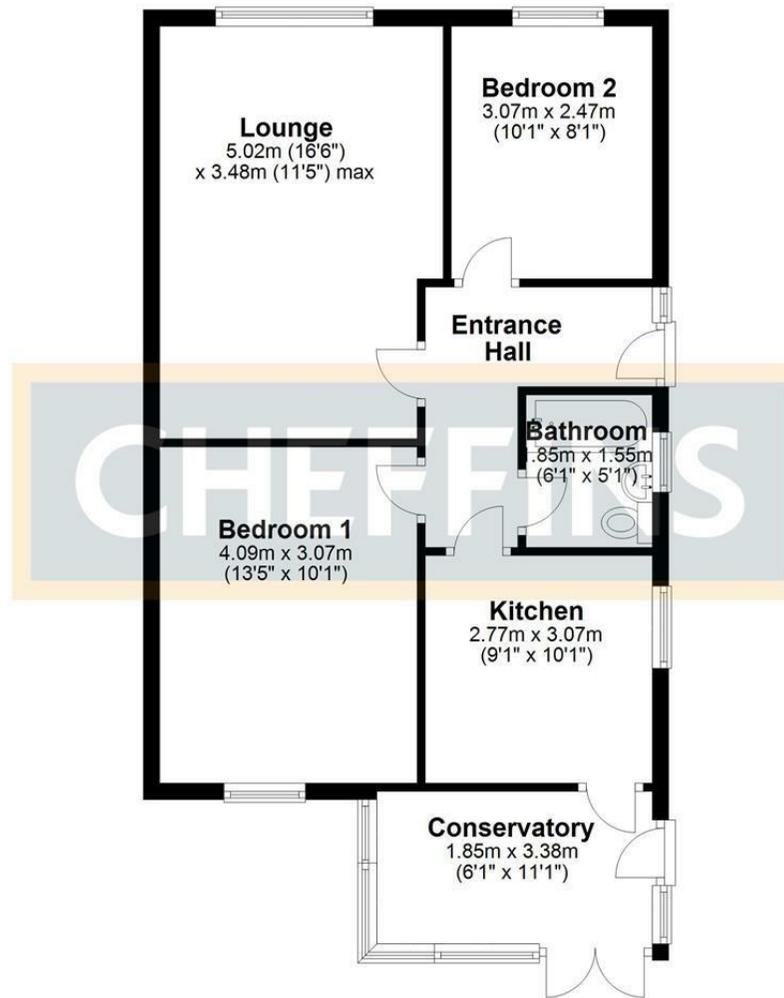


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £240,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - West Suffolk

### Ground Floor

Approx. 62.7 sq. metres (674.6 sq. feet)



Total area: approx. 62.7 sq. metres (674.6 sq. feet)

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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.