



Moulton Road, Cheveley, CB8 9DN

CHEFFINS

Moulton Road

Cheveley,
CB8 9DN

- Detached Home
- Kitchen & Utility Area
- 2/3 Bedrooms
- Spacious Ground Floor Bathroom
- Garage & Driveway
- Excellent Potential
- Sought After Village
- NO CHAIN

A detached chalet style home with excellent scope for modernisation and extension (stp), situated in a sought after village. The ground floor currently offers a welcoming living room, kitchen with separate utility area, a versatile dining room/bedroom 3 and a spacious bathroom. Upstairs, there are 2 bedrooms along with a useful study area. Outside, the property benefits from an In and Out driveway, a garage and private enclosed gardens. NO CHAIN - Viewing Recommended.

3 1 2



Guide Price £495,000



LOCATION

CHEVELEY lies just 3 miles from Newmarket & 16 miles from Cambridge. There is a regular bus service, a primary school, post office & general store.

ENTRANCE HALL

with a double glazed entrance door, large double glazed window to the front aspect, stairs leading to the first floor, tiled flooring, radiator, under stairs storage cupboard with shelving.

LIVING ROOM

with a large double glazed window to the front aspect with built-in shutter blinds, radiator, wood burning stove with brick fireplace, tiled flooring.

FAMILY BATHROOM

A refitted suite comprising a low level WC, vanity wash hand basin, 'P' shaped bath with electric shower over, inset spotlights, extractor fan, large storage cupboard, further storage cupboard, floor to ceiling radiator, 2 double glazed windows to the side aspect.

DINING ROOM/BEDROOM 3

with patio doors opening onto the rear garden, radiator, laminate flooring.

KITCHEN

with a range of matching wall and base units with tiled work surfaces over, 1.5 bowl stainless steel sink, floor mounted oil fired boiler, built-in Induction hob with extractor hood over, double Electrolux electric oven, space and plumbing for appliances, tiled flooring, radiator, cupboard housing the water cylinder, door and window into conservatory.

CONSERVATORY

uPVC construction with double glazed windows, French doors opening onto the rear garden, side access door, tiled flooring, radiator and a further floor to ceiling radiator, built-in storage.

LAUNDRY/UTILITY ROOM

with patio flooring, stainless steel sink, space and plumbing for washing machine and tumble dryer, door and window to the rear.

FIRST FLOOR**LANDING**

with built-in storage cupboard, extractor fan.

BEDROOM 1

A dual aspect room with double glazed windows to the front and rear aspects, radiator, vanity wash hand basin, built-in wardrobes, inset spotlights, solid wood flooring.

BEDROOM 2

with a double glazed window to the side aspect, eaves storage, radiator, solid wood flooring.

STUDY

with a radiator, built-in storage, double glazed window to the front aspect.

OUTSIDE

To the front of the property is an "in and out" shingle driveway with raised planter beds with mature shrubs and flowers, timber built shed and bin store.

Gated access to the left hand side leads to a further shingled area offering plenty of storage and the oil tank. To the right hand side is double gated access leading to a large shingled area providing a secure and private space for further parking.

The rear garden is enclosed by timber fencing with laid to lawn gardens, a patio seating area and an area laid to shingle with raised flower bed borders.

GARAGE

with an up and over door to the front, power and light, pedestrian door and window to the rear.

SALES AGENTS NOTES

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



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £495,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambridgeshire



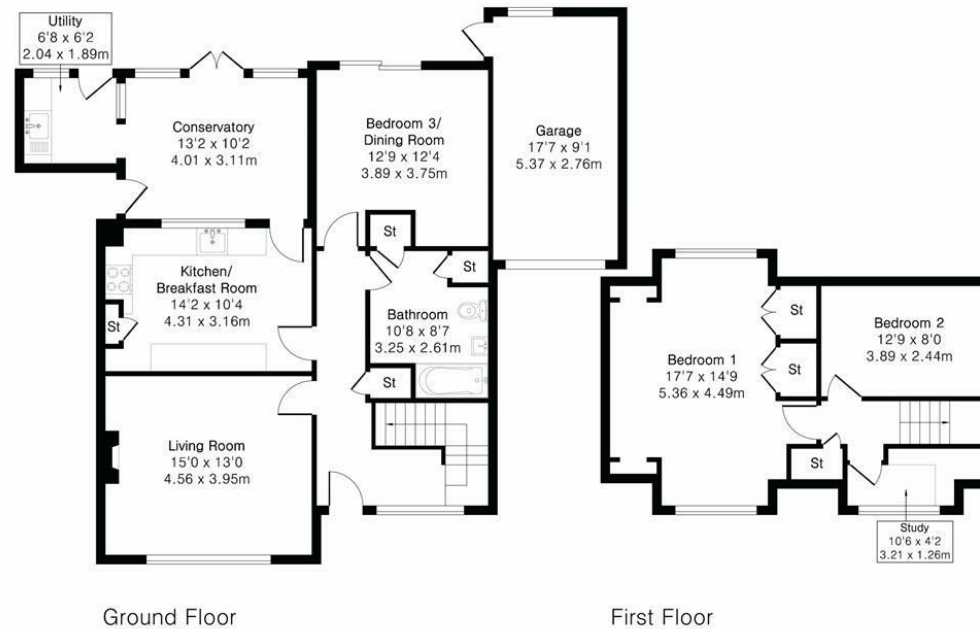


Approximate Gross Internal Area 1380 sq ft - 128 sq m (Excluding Garage)

Ground Floor Area 948 sq ft – 88 sq m

First Floor Area 432 sq ft – 40 sq m

Garage Area 160 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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