



Church Road, Moulton, CB8 8SF

CHEFFINS

Church Road

Moulton,
CB8 8SF

- Semi-Detached Bungalow
- Recently Renovated
- NO CHAIN
- 2 Bedrooms
- Modern Fitted Kitchen
- Enclosed Rear Garden

An impressive 2 bedroom semi-detached bungalow offered with NO CHAIN and situated in a wonderful position within the sought after village of Moulton. The property has been fully renovated and benefits from a modern fitted kitchen, a living/dining room with French doors overlooking the front aspect, 2 bedrooms and a stylish bathroom. Features include air source heating, uPVC double glazing throughout and a private rear garden laid with sandstone patio. Viewing Recommended.

2 1 1



Offers In Excess Of



LOCATION

MOULTON is an attractive unspoilt village with the advantage of a primary school, post office, general store and public house. The busy town of Newmarket is just 3 miles away with numerous schools, a sports centre, swimming pool and theatre.

ENTRANCE HALL

with entrance door to the side, tiled flooring, radiator, Daikin thermostat, inset spotlights, access to the loft space. The loft space houses a newly fitted high pressured water tank and has potential for conversion (stp).

LIVING/DINING ROOM

with a high specification vinyl flooring, French doors overlooking the front garden with an Indian sandstone patio.

KITCHEN

with a beautiful range of matching wall and base units with built-in appliances including a Bosch electric oven, 4 ring electric Bosch hob with extractor hood over, built-in Smeg dishwasher and Smeg washing machine, sunken chrome sink, tiled flooring, full length newly fitted radiator, inset spotlights, large storage cupboard, window overlooking the rear garden, door into the rear garden.

BATHROOM

A newly fitted suite comprising a low level WC, 'P' shaped bath with shower over and glass screen, vanity wash hand basin, tiled flooring and tiled walls, heated towel rail, built-in mirror cabinet with lighting, inset spotlights and extractor fan.

BEDROOM 1

A dual aspect room with windows to the front and side aspects, high specification vinyl flooring, radiator.

BEDROOM 2

with a high specification vinyl flooring, window to the rear aspect, full length radiator.

OUTSIDE

The front garden is laid to lawn and overlooks the church and fields in the distance. With flower bed borders, Indian sandstone patio area and a pathway leading to the side of the property with rear gated access.

The rear garden is landscaped with an Indian sandstone patio, raised sleeper planter beds, brick built storage, air source heat pump and is enclosed by timber fencing with gated side access.

SALES AGENTS NOTES

Tenure – Freehold
Council Tax Band – B
Property Type – Semi-Detached Bungalow
Property Construction – Standard brick-and-mortar construction with a tiled roof.
Number & Types of Room – Please refer to the floorplan
Square Footage – 602.77
Parking – On Street Parking

Utilities / Services

Electric and Water Supply – Mains
Sewerage – Mains
Heating sources – Air Source Heat Pump
Broadband Connected – Not currently
Broadband Type – FTTP
Mobile Signal/Coverage – Likely

Please note asbestos is present under the soffit (We are advised this is cement asbestos and considered very low risk)

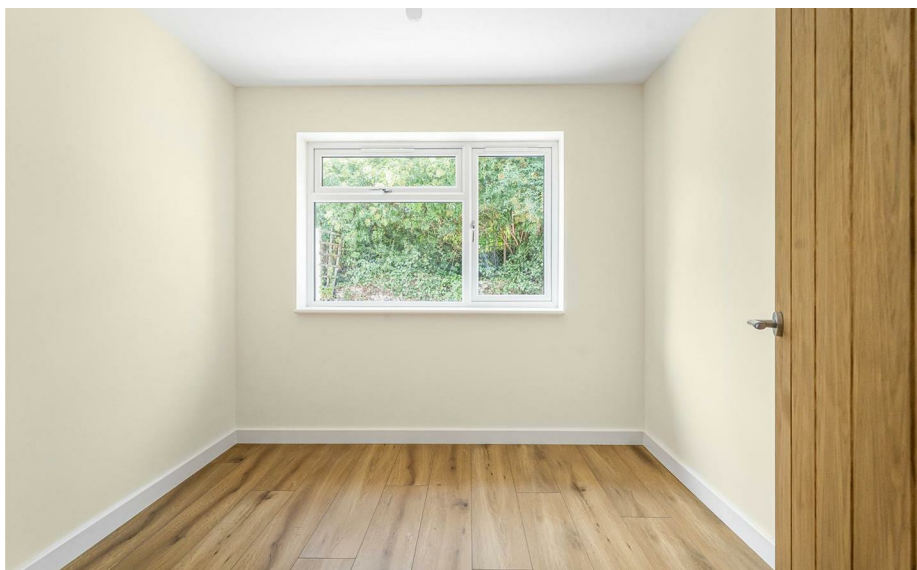
Flood risk – Low

Rights of Way, Easements, Covenants – We have been made aware this property contains restrictive covenants – please refer to the land registry title for more information.

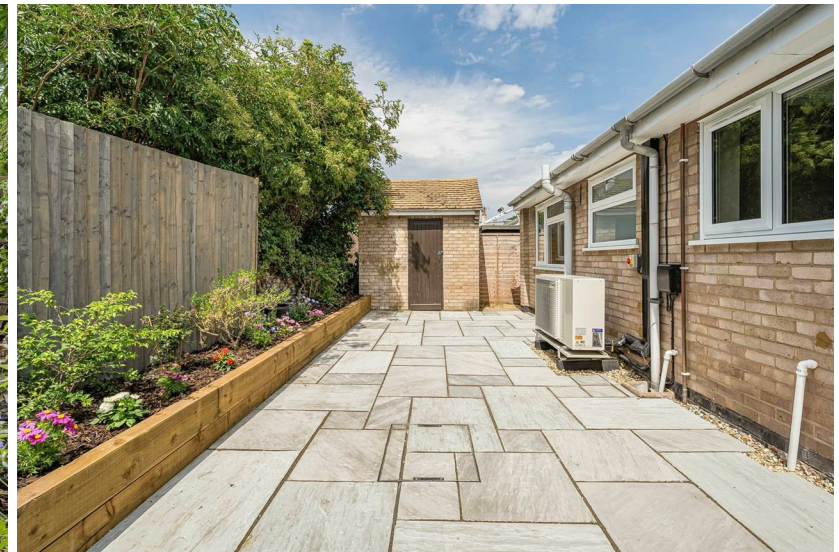
Planning Permission – Please visit the West Suffolk Planning Portal

Building Safety – The vendor has made us aware that, to the best of their knowledge, there is no asbestos (apart from under the soffit, which is cement asbestos and considered very low risk) or unsafe cladding present at the property and the property is not at risk of collapse.

Accessibility / Adaptations – The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.



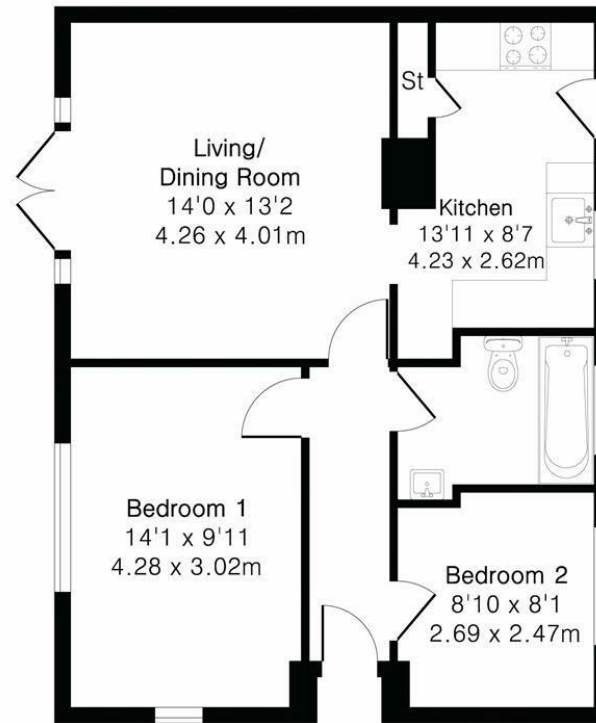
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £300,000
Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk



Approximate Gross Internal Area 589 sq ft - 55 sq m



Ground Floor



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.

CHEFFINS

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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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.


CHEFFINS