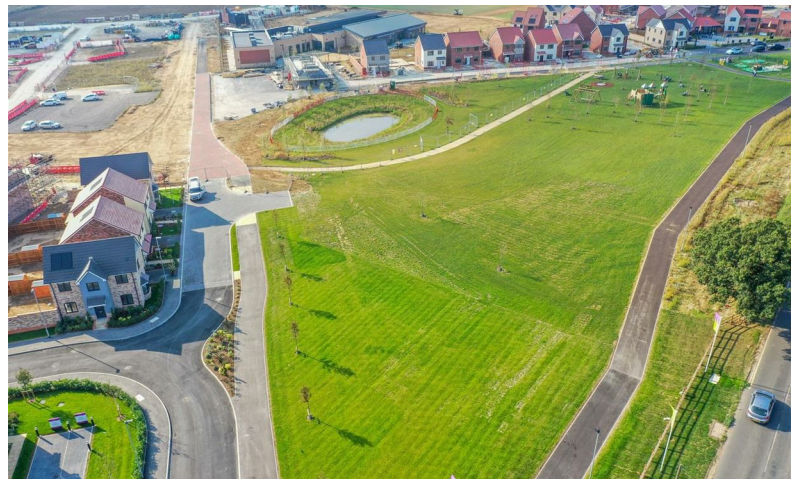


Clarke Philips

Estate Agents & Property Management



£359,995

PLOT 115 (THE WISTERIA) LARK'S PLACE, KENNETT GARDEN VILLAGE | KENNETT | CB8 7QX

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This autumn, take advantage of up to a 5%* boost to your deposit. The Wisteria is a double-fronted 3-bedroom home that embraces contemporary design features, including open-plan living space and an en suite shower room to the master bedroom.

Downstairs, the kitchen and family area benefits from French doors into the garden and comes complete with fitted units, a built-in oven, gas hob and extractor hood.

The living room is dual aspect with a feature bay window overlooking the landscaped garden.

Upstairs, bedroom 1 benefits from an en suite with shower enclosure and thermostatic shower. The remaining bedrooms, together with the family bathroom, are also situated on this level.

Directions

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info@clarkephilips.co.uk
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Energy Efficiency Rating		Current	Minimum
92 (A+++)	A		
81 (A+)	B		
69 (B)	C		
55 (C)	D		
40 (D)	E		
21 (E)	F		
10 (F)	G		

Environmental Impact (CO ₂) Rating		Current	Minimum
92 (A+++)	A		
81 (A+)	B		
69 (B)	C		
55 (C)	D		
40 (D)	E		
21 (E)	F		
10 (F)	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISEDDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.