



JEDDAH WAY | KENNETT

Ideal First Home or Buy to Let Property

JEDDAH WAY | KENNETT

Guide Price £290,000 Freehold

FEATURES

- Catchment Moulton Primary School (Ofsted Outstanding)
- Walking distance to local post office and Train Station
- Easy Access to A14/A11
- Virtual 3D Tour Available
- Kennett Station approximately 0.8miles away. Links to Cambridge and Bury St Edmunds.
- Driveway and Single GARAGE
- Oil Central Heating
- EPC - tbc

DESCRIPTION

Well presented three bedroom home, situated within a popular modern development and within walking distance to local amenities. Easy access to A11/A14 and Kennett Station with links to Bury St Edmunds and Cambridge. Viewing is highly recommended to appreciate what this home has to offer.

Entrance Hall

Part glazed door to front. Door to;

Downstairs WC

Low level WC, hand wash basin.

Living Room 15'8" x 12'0" (4.78m x 3.66m)

Window to front aspect. Stairs leading to first floor.



ACCOMMODATION

Kitchen/Diner 8'1" x 15'7" (2.46m x 4.75m)

Wide range of wall and base units with integrated dishwasher and washing machine. Electric Hob with double oven below and extractor over. Space for fridge/freezer. Wall mounted oil fired boiler. French doors and window to rear aspect.

First Floor Landing

Loft access and airing cupboard housing pressurised water cylinder.

Master Bedroom 12'2" x 8'6" (3.71m x 2.60m)

Window to rear aspect. Fitted double wardrobe.

Bedroom 2 11'6" x 8'0" (3.50m x 2.44m)

Window to front aspect.

Bedroom 3 8'1" x 6'10" (2.46m x 2.08m)

Window to rear aspect.

Bathroom 6'4" x 6'11" (1.92m x 2.10m)

Panel bath with shower hose attachment, low level WC and hand wash basin. Part tiled walls and window to the front aspect.

Gardens

Well maintained front garden with shrubs and paved path to front door. Enclosed rear garden with gated access, mainly laid to lawn with patio and decking area. A variety of shrubs and oil tank.

Garage & Parking

Single garage with up and over door. Parking on driveway to the front.

Property Information

Maintenance fee - None

EPC - TBC

Tenure - Freehold

Council Tax Band - C

Property Type - 3 Bedroom Terrace House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 69.8

Parking - driveway & garage

Broadband - Ultrafast Available









01638 750241

Council Tax Band : C

info@clarkephilips.co.uk

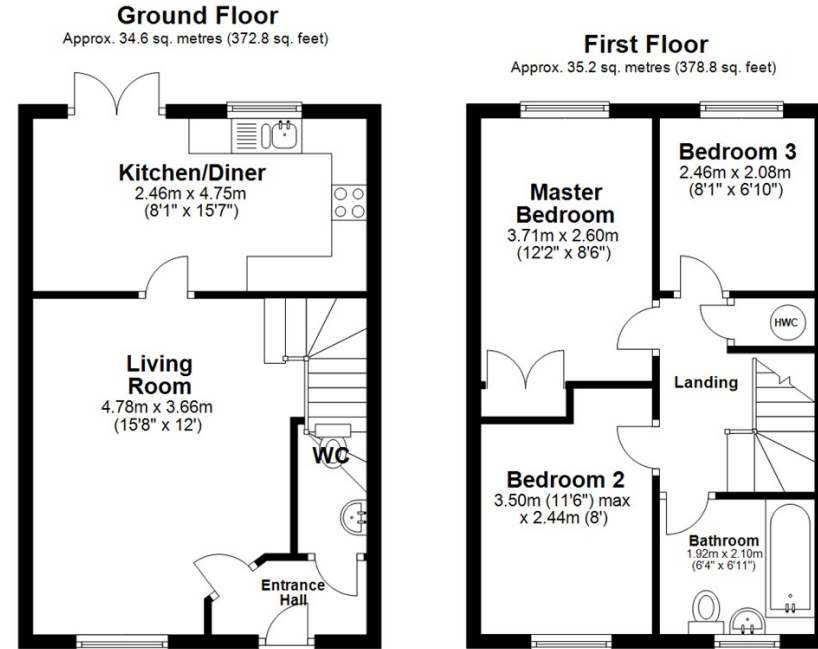
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MONEY LAUNDERING REGULATIONS 2003

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 MISDESCRIPTIONS 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.



Total area: approx. 69.8 sq. metres (751.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clarke Philips Ltd 2021.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	