

Clarke Philips

Estate Agents & Property Management



£1,200 Per Month

THE ANNEXE, CLIFTON LODGE BURY ROAD | NEWMARKET | CB8 7PY

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****AVAILABLE NOW ** RECENTLY REFURBISHED** - Perfect location for USAF Military personnel Two bedroom semi-detached bungalow, located in the popular village of Kentford, providing easy access to the A14/A11 and the nearby towns of Newmarket and Bury St Edmunds, USAF MILDENHALL & LAKENHEATH

Accommodation comprises a generous sized L-shaped hallway, lounge, kitchen/breakfast room with dishwasher/oven/washing machine provided, two large double bedrooms one of which leads onto the rear garden and a WC/ shower room.

Externally the property benefits from a driveway to the front providing off-road parking for two cars and a fully enclosed SOUTH FACING rear garden mainly laid to lawn.

Estate Agents Act 1979 Declaration of Interest. This property belongs to an employee of Clarke Philips Estate Agents.

Entrance Hall

Lounge 12'4" x 13'6" (3.78m x 4.14m)
Exposed brick feature wall, triple wardrobes, window to front aspect.

Kitchen/Breakfast Room 13'0" x 11'6" (3.97m x 3.52m)
Range of wall and base units, dishwasher, washing machine, built in hob with extractor over, oven and grill. space for freestanding fridge and freezer. Marble effect worktop, tiled splash back, luxury vinyl tiled flooring, double windows with glazed panel between to rear aspect.

Bedroom 1 12'2" x 13'6" (3.71m x 4.14m)
Window to front aspect.

Bedroom 2/Study 13'2" x 11'6" (4.03m x 3.52m)
Built in wardrobes, luxury vinyl tile flooring, window and door to rear garden aspect.

Shower Room
Double enclosed shower cubicle, electric shower, fully tiled walls to shower area. Low level WC, hand wash basin with vanity unit, mirror, obscured glass window to front aspect, luxury vinyl tile flooring.

Outside
Fully enclosed rear garden mainly laid to lawn. Small

private garden area to the side of the property mainly laid to shingle. Driveway providing off-road parking for two cars.

Directions

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