



BURY ROAD | KENTFORD

*Village Location Offered with No Chain*

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Guide Price £280,000 Freehold

## FEATURES

- Walking distance to Train Station & Village Shop/Post Office
- Easy Access to A11/A14
- NO CHAIN
- Generous Garden
- Large Lounge with Wood-burner
- Oil Central Heating
- Virtual 3D Tour
- Recently modernised throughout

## DESCRIPTION

NO CHAIN – A beautifully presented two-bedroom end of terrace home, set in a sought-after village location with excellent transport links via the A14/A11 and Kennett Train Station, providing direct connections to Cambridge and Bury St Edmunds.

The property has been recently modernised throughout, while retaining plenty of charm. The ground floor offers a spacious living room with wood-burning stove and built-in storage, a modern fitted kitchen with integrated appliances, and a convenient downstairs WC.

Upstairs, you'll find two generous double bedrooms, a stylish family bathroom, and useful eaves storage space.

Externally, the home enjoys a gated rear garden mainly laid to lawn with a patio area, storage shed, and access to a large cellar. The property also benefits from an oil-fired boiler.

### Living Room 15'4" x 20'6" (4.67m x 6.24m)

Windows to front and side aspect, solid wood oak flooring. Wood-burning stove with oak mantel. Storage cupboard.



## ACCOMMODATION

### **Kitchen/Diner 10'2" x 20'6" (3.10m x 6.24m)**

Wide selection of wall and base units with electric oven, hob and extractor over. Integrated fridge and dishwasher. Stainless steel 1 1/2 bowl sink with drainer, laminate work surfaces. Plumbing and space for washing machine. Window and door leading to rear patio.

### **WC**

Enclosed WC, hand wash basin.

### **First Floor Landing**

Window to rear, access to eaves storage space.

### **Bedroom 1 12'0" x 10'11" (3.66m x 3.34m)**

Window to front aspect.

### **Bedroom 2 12'0" max x 10'9" max (3.68m max x 3.30m max)**

Window to front aspect, exposed brickwork.

### **Bathroom**

Panel bath with shower over, part tiled walls, low level WC, hand wash basin.

### **Cellar**

Accessed externally, generous storage space.

### **Outside**

Gated access to garden, mainly laid to lawn with patio area. Southwards facing. Timber storage shed, external oil fired boiler.









01638 750241

Council Tax Band : C

info@clarkephilips.co.uk

www.clarkephilips.co.uk

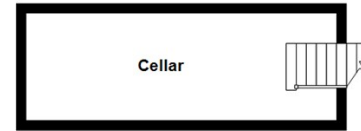
**MONEY LAUNDERING REGULATIONS 2003**

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.

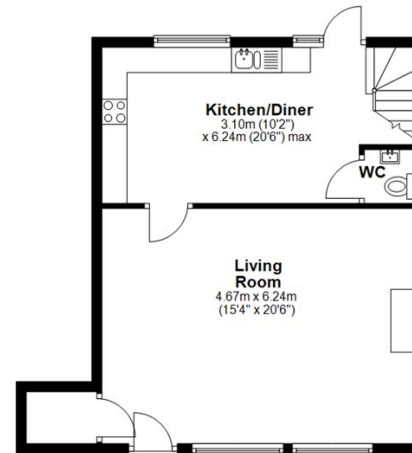
**THE PROPERTY MISDESCRIPTIONS ACT 1991**

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.

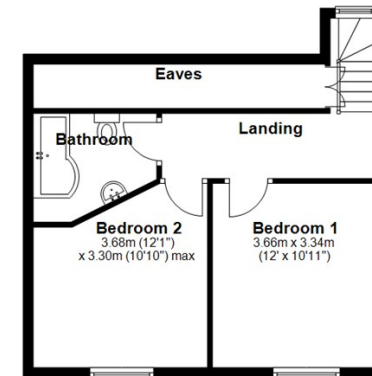
**Basement**  
Approx. 13.0 sq. metres (139.9 sq. feet)



**Ground Floor**  
Approx. 51.1 sq. metres (549.8 sq. feet)



**First Floor**  
Approx. 42.5 sq. metres (457.5 sq. feet)



**Total area: approx. 106.6 sq. metres (1147.3 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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