



St. Nicholas Close, Kennett, Newmarket, Suffolk

Pocock + Shaw

2 St. Nicholas Close
Kennett
Newmarket
Suffolk
CB8 7FG

An opportunity to purchase a 40% share of an excellent 3 bedroom semi-detached house standing in an attractive shared ownership development of only 10 homes located on the edge of the village and with views to the rear over farmland. The property is well presented and benefits from a double aspect kitchen and dining room, a separate living room and 3 bedrooms and a modern bathroom on the 1st floor. Features include a generous established garden, ground source heating and 2 parking spaces to the side.

40% Shared Ownership £120,000



Location Kennett is a Cambridgeshire village enjoying a delightful location within easy reach of the A11 and the A14 and just 5 miles from the historic market town of Newmarket and Bury St Edmunds 12 miles. Kennett and the adjoining village of Kentford benefit from a good range of local amenities including 2 public houses, a church, a village store/Post Office, village hall, recreation field, primary school and railway station.

Accommodation

Entrance hall with a part glazed entrance door, stairs leading to the 1st floor, tiled flooring, under stair cupboard and further cupboard housing the ground source heating unit for the central heating and hot water.

Living room with a glazed door leading to the rear garden.

Kitchen/dining room a double aspect room with a range of fitted base and wall mounted units, space for oven with extractor hood over, space for washing machine, space for dishwasher, tiled flooring.

Cloakroom with a hand basin and low level WC, tiled flooring.

First floor

Landing

Bedroom 1 with a built in cupboard.

Bedroom 2

Bedroom 3

Bathroom with a bath with shower over, hand basin and low level WC, tiled flooring and part tiled walls.

Outside The property is positioned at the entrance to the development with an attractive aspect to the front over a communal green space. A pair of parking spaces are situated to the right of the house along with an open plan garden.

To the rear is an enclosed garden which are laid to lawn with established borders and trees, a patio area and pathways and a pedestrian gate to the side, views to the rear over fields.

Services and tenure

Tenure The property is leasehold. Lease details to be confirmed. The monthly rent is £411.27 and the monthly service charge is £105.57. The next rent review will be in April 2026.

Services

Mains water, drainage and electricity are connected. The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 16Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

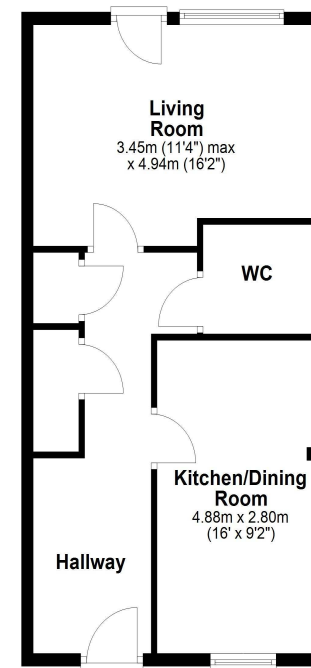
Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS

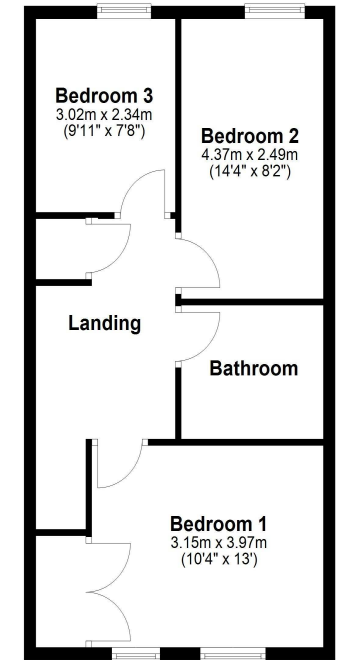




Ground Floor
Approx. 48.2 sq. metres (518.3 sq. feet)



First Floor
Approx. 48.2 sq. metres (519.2 sq. feet)



Total area: approx. 96.4 sq. metres (1037.6 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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