



Rectory Road, Kedington, CB9 7QL

CHEFFINS

Rectory Road

Kedington,
CB9 7QL

A very well presented four bedroom semi detached Grade II listed barn conversion. The property offers versatile living accommodation, including three reception rooms, master bedroom with ensuite and dressing area facilities. There is off road parking and spacious front and rear gardens. Available 19th July 2024.

- Four Bedrooms
- En Suite Bathroom and Dressing Area
- Versatile Living Accomodation
- EPC Rating C
- Council Tax Band F
- Minimum 6 Month Tenancy

4 2 3

£1,900 PCM





GROUND FLOOR

Entrance Hall

Radiator, tiled flooring, door to:

WC

Obscure window, fitted with two piece suite comprising vanity wash hand basin and low-level wc, radiator, tiled flooring.

Study

Window, radiator.

Hall

Radiator, tiled flooring, stairs, double door to Storage cupboard, double door to Storage cupboard.

Sitting Room

Window, fireplace, two radiators, french double doors to garden.

Dining Room

Window to rear, radiator.

Kitchen/Breakfast Room

Fitted with a matching range of base and eye level units with worktop space over, butler style sink with mixer tap, integrated fridge/freezer, dishwasher and washing machine, electric oven range, five ring gas hob with extractor hood over, two windows to front, tiled flooring. Storage Cupboard.

FIRST FLOOR

Landing

Two windows to rear, window to side, radiator, door to:

Bedroom One

Window, window to side, radiator, door to:

En-Suite Bathroom

Fitted with four piece suite comprising corner bath, pedestal wash hand basin, shower enclosure and low-level WC, heated towel rail, extractor fan, obscure window.

Dressing Room

Two windows, radiator.

Bedroom Two

Window to front, radiator, door to Storage cupboard, door to Airing cupboard.

Bedroom Three

Window to front, radiator, door to wardrobe.

Bedroom Four

Window to front, radiator, door to wardrobe.

Bathroom

Fitted with four piece suite comprising corner bath, vanity wash hand basin, shower enclosure and low-level WC, extractor fan, obscure window, radiator.

OUTSIDE

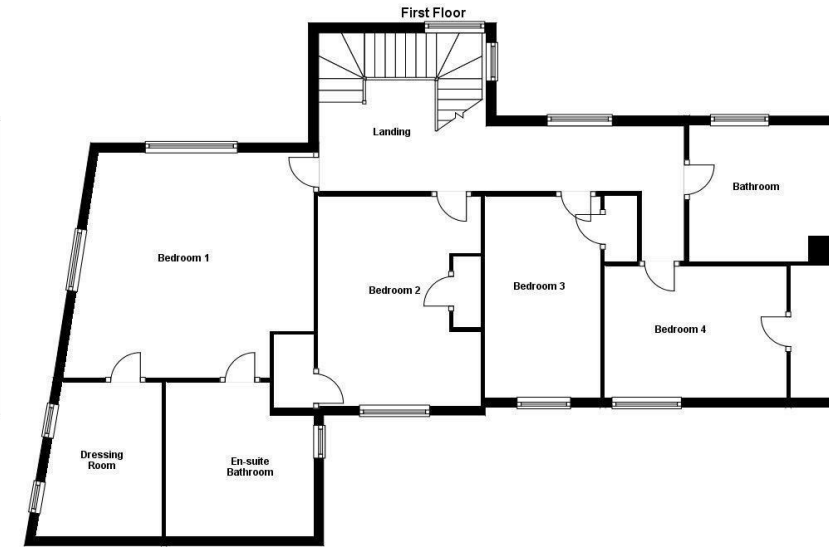
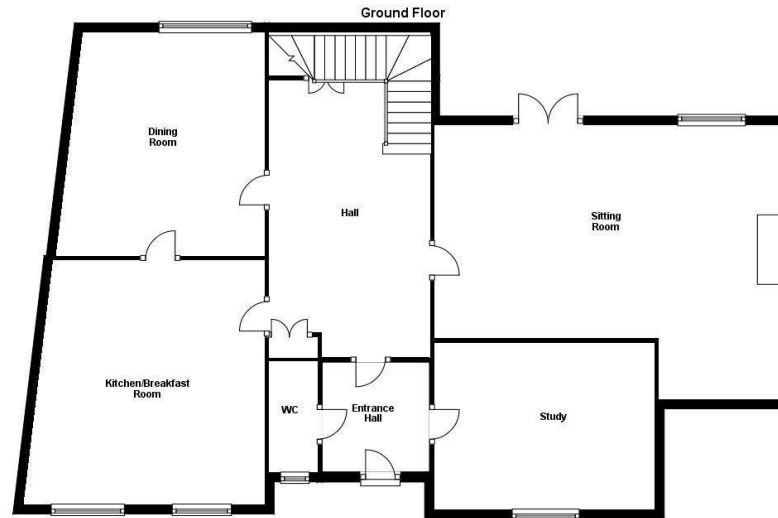
The property has generous gardens to the front and rear of the property. The property also benefits from off road parking for two vehicles.

Holding Deposit

£438.00

Material Information

For more information on this property please refer to the Material Information brochure on our Website



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(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	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.