



Clifton Mews, Kentford CB8 7FF

Guide Price £240,000

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Morris Armitage

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Clifton Mews, Kentford CB8 7FF

A well presented modern home standing at the end of a no-through road and located within easy reach of the A14 and both Newmarket and Burwell.

Boasting cleverly planned accommodation to include living room, kitchen, cloakroom, master bedroom with ensuite shower, bedroom 2 and family bathroom. Benefiting from double glazing throughout.

Allocated parking and garden to rear.

Ideal first time purchase or investment opportunity.

Entrance Hall

Generous entrance hall with half glazed front door. Radiator. Doors leading to cloakroom and sitting/dining room. Stairs to first floor.

Kitchen 11'10" x 6'4" (3.61m x 1.94m)

Range of modern, matching eye and base level cupboards with worktop over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated oven with inset electric hob and stainless steel extractor over. Integrated fridge/freezer. Space and plumbing for dishwasher. Attractively tiled splashbacks throughout working areas. Tiled flooring. Radiator. Window overlooking rear garden. Opening leading to sitting/dining room. Fully glazed door leading to rear garden.

Sitting/Dining Room 18'6" x 11'3" (5.64m x 3.43m)

Spacious sitting/dining room with window overlooking front aspect. French doors leading to rear garden. Radiator. Door to entrance hall. Opening to kitchen.

Cloakroom

White suite comprising low level W.C. and hand basin.

Landing

Doors to all bedrooms and bathroom. Airing cupboard. Stairs to ground floor.

Bedroom 1 10'10" x 9'4" (3.32m x 2.87m)

Spacious double bedroom with window overlooking front aspect. Built-in double wardrobe. Radiator. Doors leading to en suite and landing.

En Suite

Modern, white suite comprising low level W.C., hand basin and shower cubicle with wall mounted shower. Tiled throughout wet areas. Tiled flooring. Ladder style radiator. Velux window. Door to bedroom 1.

Bedroom 2 9'11" x 8'10" (3.04m x 2.70m)

Spacious bedroom with window overlooking rear aspect. Radiator. Door leading to landing.

Bathroom 7'6" x 5'8" (2.30m x 1.74m)

Modern, white suite comprising low level W.C., pedestal hand basin with mixer tap over and panelled bath. Tiled throughout wet areas. Tiled flooring. Velux window. Ladder style radiator. Door to landing.

Outside - Front

Block paved allocated parking area.

Outside - Rear

Enclosed garden mainly laid to lawn with patio area off living room and kitchen. Side access gate leading to front.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Terraced House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 65 SQM

Parking - Allocated

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type - Ultrafast available,

1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks.

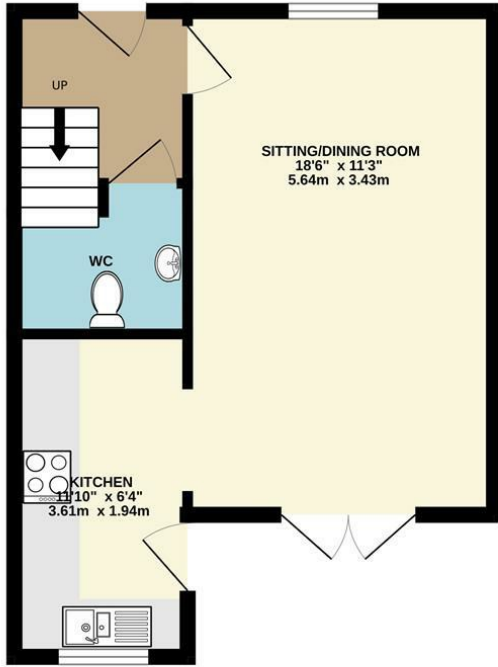
Rights of Way, Easements, Covenants - None that the vendor is aware of

Location - What 3 Words -

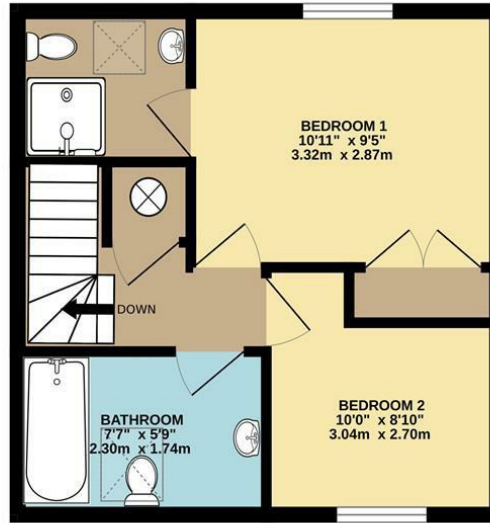
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GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.

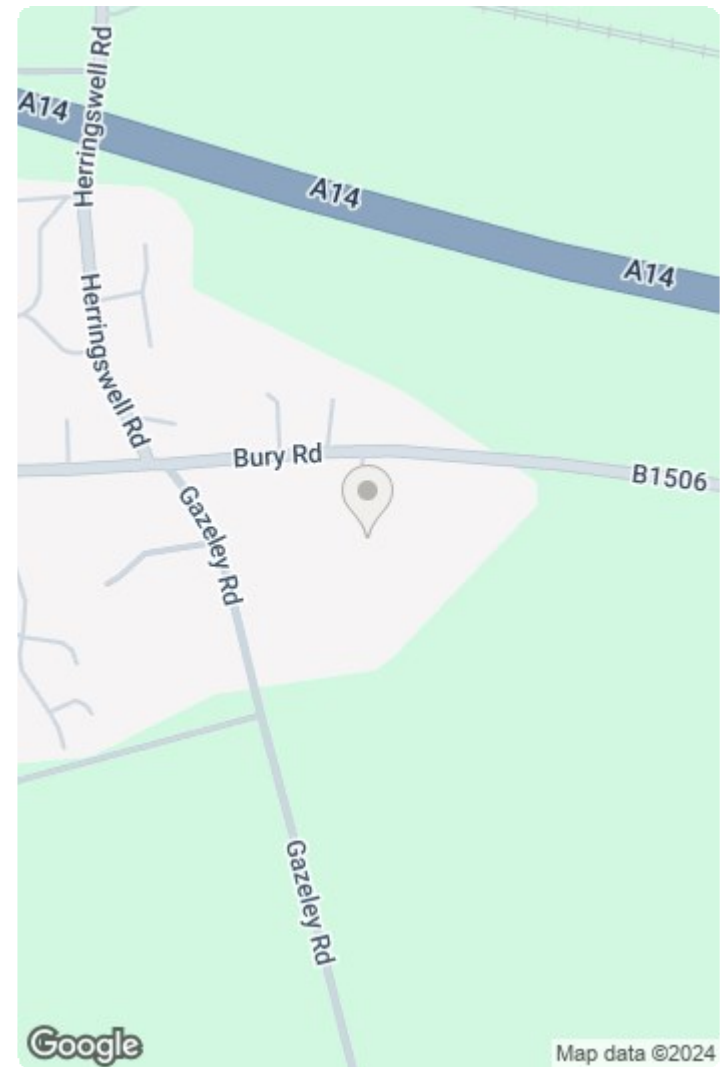


1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.

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 efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	88		
<p>Very energy efficient - lower running costs</p> <p>A11-91</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A11-91</p>	
<p>B11-91</p>		<p>B11-91</p>	
<p>C11-91</p>		<p>C11-91</p>	
<p>D11-91</p>		<p>D11-91</p>	
<p>E11-91</p>		<p>E11-91</p>	
<p>F11-91</p>		<p>F11-91</p>	
<p>G11-91</p>		<p>G11-91</p>	
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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