



**Station Road, Kennett CB8 7QQ**

**Offers Invited £220,000**



# Station Road, Kennett CB8 7QQ

An established semi-detached family home standing within a cluster of similar houses and positioned within easy reach of the A14, Newmarket and Cambridge.

Well planned and offering tremendous potential throughout, this property offers accommodation to include living room, kitchen/dining room, three bedrooms and family bathroom.

Externally the property offers a fully enclosed rear garden and useful outbuildings. Some parking is available at the rear of the property.

NO CHAIN

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Entrance Hall

Entrance hall with doors to kitchen/dining room and living room. Bult-in under stair cupboard. Stairs to first floor. Radiator.

## Kitchen/Dining Room 15'5" x 10'2" (4.70m x 3.10m)

Spacious kitchen/dining room with window overlooking rear aspect. Kitchen: range of eye and base level cupboards with worktop over. Sink and drainer with mixer tap over. Space and connection for electric cooker with extractor over. Tile effect vinyl flooring to kitchen area. Doors to rear garden and entrance hall.

## Living Room 12'5" x 11'1" (3.8m x 3.4m)

Spacious living room with window overlooking front aspect. Door to entrance hall. Radiator.

## Landing

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

## Bedroom 1 12'5" x 8'6" (3.80m x 2.60m)

Generous double room with window overlooking rear aspect. Radiator. Door to landing.

## Bedroom 2 9'10" x 9'6" (3.00m x 2.90m )

Generous double room with window overlooking front aspect. Radiator. Door to landing.

## Bedroom 3 8'6" x 7'10" (2.60m x 2.40m)

Generous room with window overlooking front aspect. Radiator. Door to landing.

## Bathroom

## Outside - Front

Mainly laid to lawn with some mature trees and planting. Pathway to the front half glazed door with storm porch over and rear garden. Mature hedging to boundary. Access gate to rear garden.

## Outside - Rear

Enclosed rear garden with pathway leading to rear access gate. Mainly laid to lawn with some mature shrub planting. Brick built shed. There is a shared space to the rear, which is accessed via The Close; this area is completely off-road and can be used for parking.

## PROPERTY INFORMATION

Maintenance fee - n/a

EPC - F

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Meters - 84 SQM

Parking – tbc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrasfast

available, 1000Mbps download,

220Mbps upload

Mobile Signal/Coverage – Ofcom

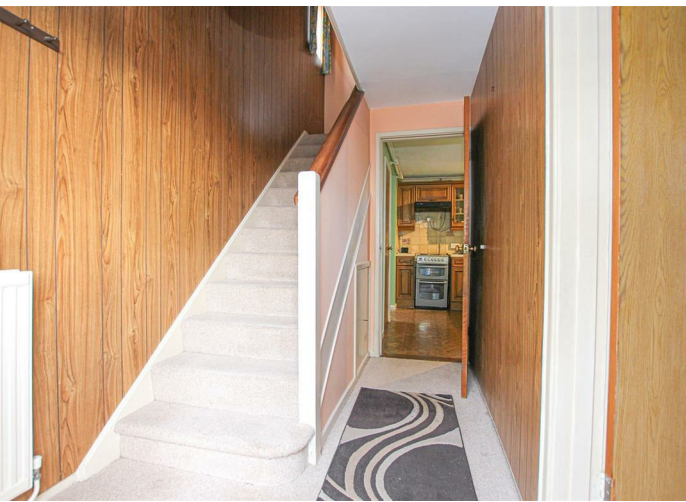
advise likely on all networks

Rights of Way, Easements, Covenants

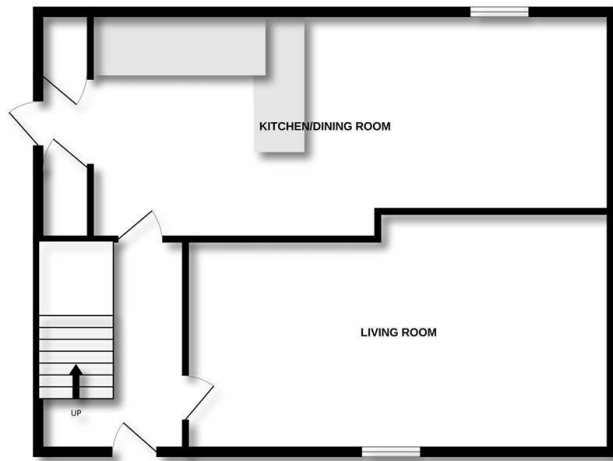
– None that the vendor is aware of

Location - What 3 Words -

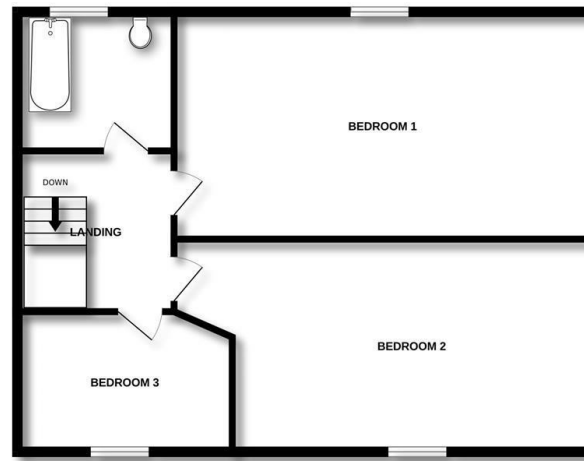
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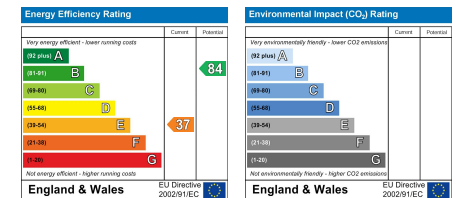
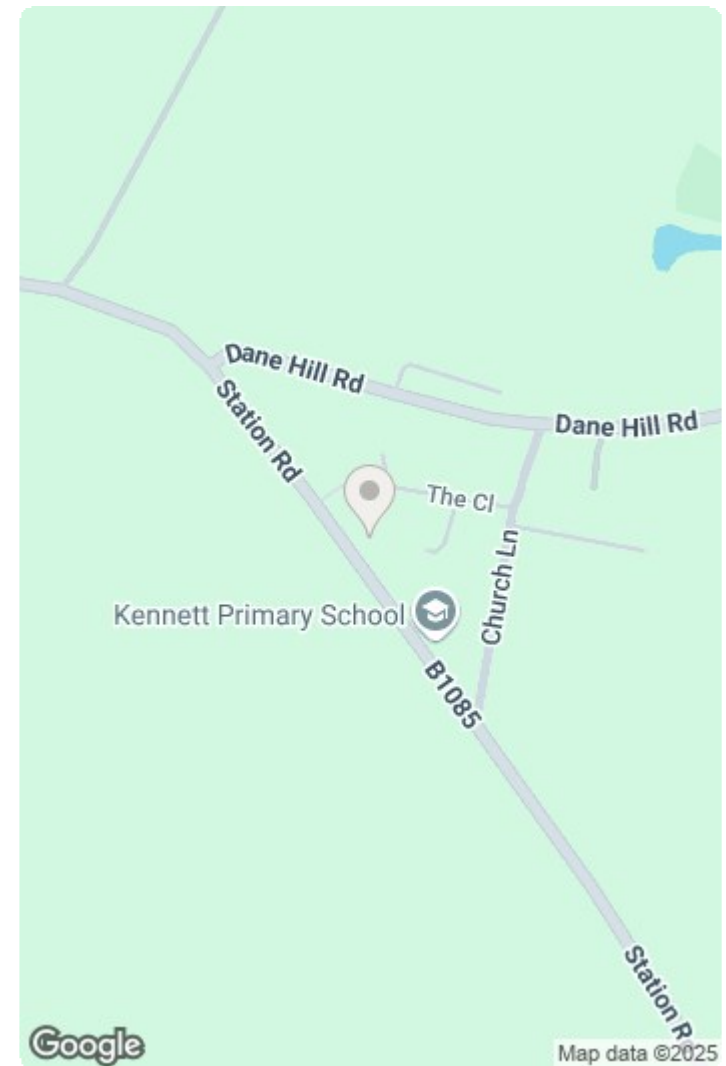
GROUND FLOOR



1ST FLOOR



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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