



School Road, Haverhill, CB9 7NG

**CHEFFINS**



## School Road

Kedington, Haverhill,  
CB9 7NG

END OF CHAIN. A charming two bedroom mid-terrace bungalow, nestled in the peaceful village of Kedington. This property is an ideal find for those wanting a village location, but also have the benefit of being close to the town of Haverhill. Offered for sale with no onward chain. (EPC E)

### LOCATION

Kedington is a conveniently positioned, attractive and well served Suffolk village. The 14th century Grade I Listed Church of St Peter and St Paul betrays the history of the village, but most of the current residential buildings are from the 16th Century onwards. Significant expansion in the twentieth century has brought excellent facilities including a well regarded butchers, general store and further shops. There is a primary school, public house, a recreation ground and public amenity meadows. More comprehensive facilities are available in the nearby town of Haverhill (around 3 miles). Newmarket is approximately 12 miles north, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles) and Cambridge. London Stansted airport is around 30 miles away.

2 1 2

Guide Price £235,000







## Living Room

4.08m x 3.90m (13'4" x 12'10")

Window to front, electric heater, electric fireplace. Storage cupboard.

## Kitchen

3.03m x 3.40m (9'11" x 11'2")

Fitted with a matching range of base and eye level units, Window with garden view. Space for cooker & fridge freezer. Stable door to rear.



## Bedroom 1

3.52m x 3.40m (11'6" x 11'2")

Double bedroom, window, electric heater.

## Bedroom 2/Dining room

2.47m x 3.01m (8'1" x 9'10")

Window. Electric heater

## Bathroom

1.58m x 2.12m (5'2" x 6'11")

Fully fitted three piece suite comprising panelled bath, low level WC and pedestal hand basin, frosted window.



## Outside

Generous rear garden with Shed, Cabin & Greenhouse. Overlooking parks views to rear.

## Agent Note

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS By appointment through the Agents.

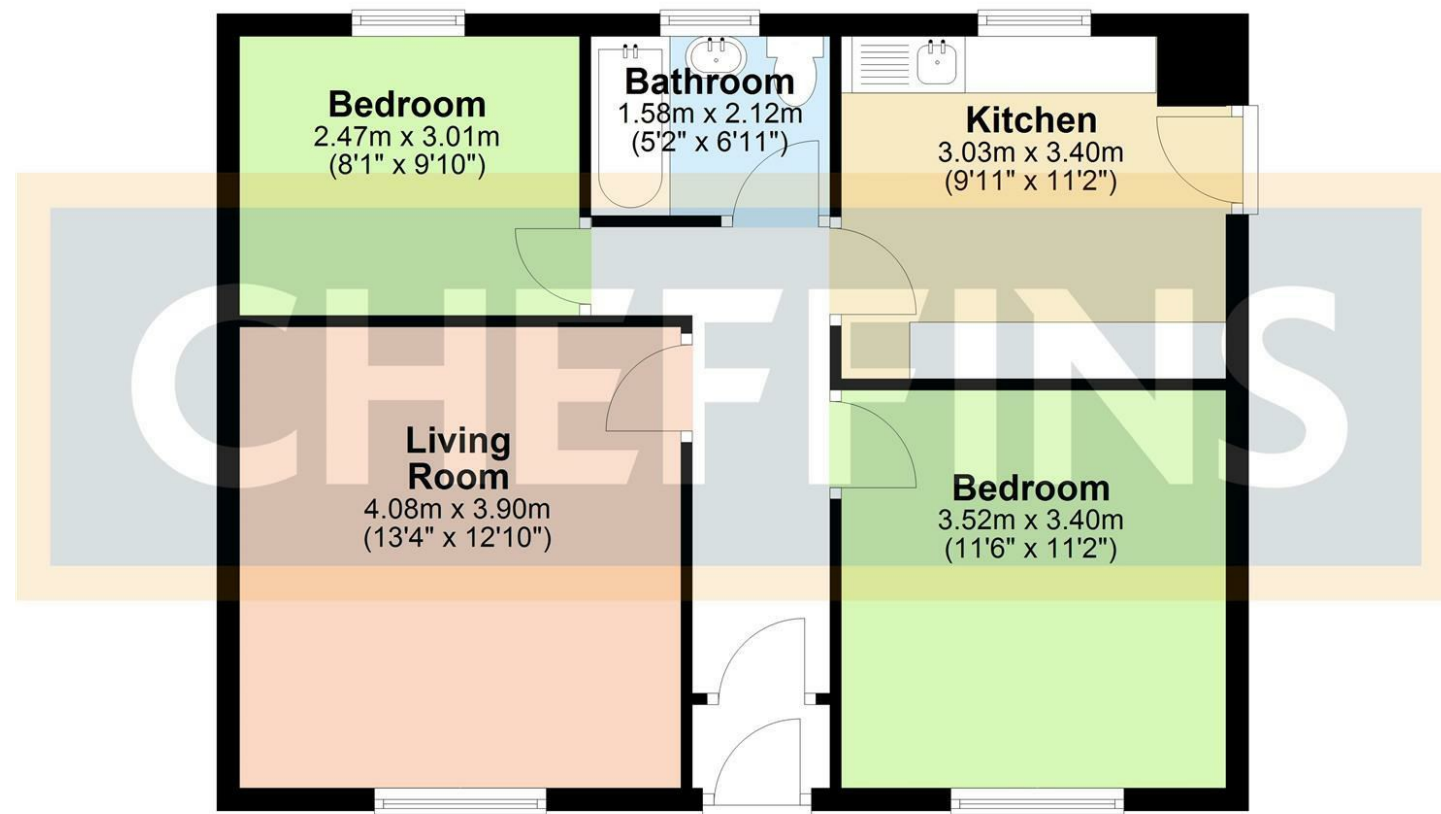
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

## Ground Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



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	

Guide Price £235,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

Total area: approx. 58.0 sq. metres (623.9 sq. feet)

**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://cheffins.co.uk)

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.



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