



Anvil Way, Kennett, CB8 8GY

CHEFFINS

Anvil Way

Kennett,
CB8 8GY

- 3 Storey Town House
- 3 Bedrooms - 1 Ensuite
- 2 Reception Rooms
- Excellent Presentation
- Garage & Parking
- South Facing Rear Garden

A modern 3 bedroom town house with accommodation arranged over 3 floors and standing in a well regarded established development. The property is superbly presented and benefits from a well equipped fitted kitchen/breakfast room and a ground floor dining room, a sitting room on the first floor with french doors and a Juliet balcony and a primary bedroom with an ensuite shower room. Additional features include 2 further bedrooms and a bathroom on the second floor, a garage, off-road parking and an enclosed South facing rear garden.

3 2 2

Guide Price £360,000





LOCATION

KENNETT and neighbouring Kentford are ideally placed 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. London is within easy access via the A11 and M11. Local amenities include a primary school, Post Office and general store, 2 public houses/restaurants and railway station providing access to Cambridge, Ipswich, Norwich and London.

ENTRANCE HALL

with entrance door, stairs to the first floor, airing cupboard with a pressurised hot water cylinder.

CLOAKROOM

with a pedestal wash hand basin and low level WC.

DINING ROOM**KITCHEN/BREAKFAST ROOM**

Fitted with a range of base and eye level units with worktops over, stainless steel sink unit, space and plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric double oven, built-in 4 ring electric ceramic hob with extractor hood over, wall mounted oil fired boiler, French doors leading into the garden.

FIRST FLOOR**LANDING**

with stairs to the second floor.

LIVING ROOM

with French doors and a Juliet balcony.

BEDROOM 1

with a built-in wardrobe.

ENSUITE SHOWER ROOM

with a shower cubicle, low level WC and pedestal hand basin.

SECOND FLOOR**LANDING**

with access to loft space.

BEDROOM 2**BEDROOM 3****BATHROOM**

with a bath with shower over, pedestal hand basin and low level WC.

OUTSIDE

To the front of the property is an area laid to lawn with a driveway to the side.

The rear garden is mainly laid to lawn with a patio area, flower and shrubs, oil tank, side gate access.

GARAGE

with an up and over door, pedestrian door to the rear, light and power.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Semi-Detached House

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1424.5

Parking - Garage & Driveway

Utilities / Services

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil fired boiler and radiators


Broadband Connected - Yes

Broadband Type - Fibre to the property

Mobile Signal/Coverage - Likely





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		75	
(69-80) C			
(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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 Local Authority - West Suffolk





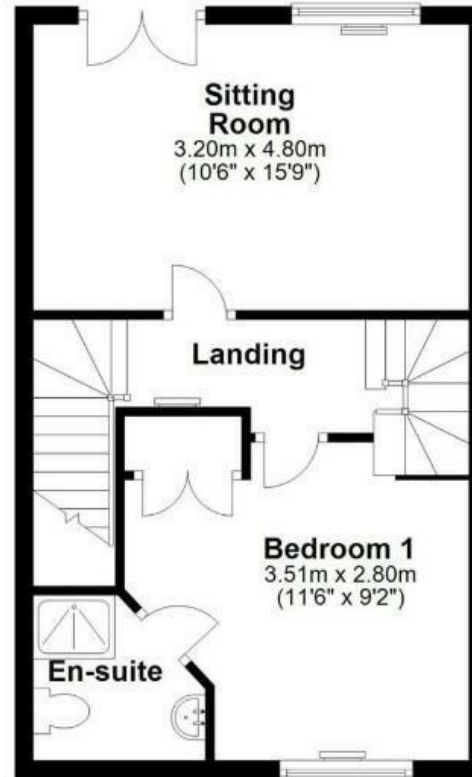
Ground Floor

Approx. 57.5 sq. metres (618.9 sq. feet)



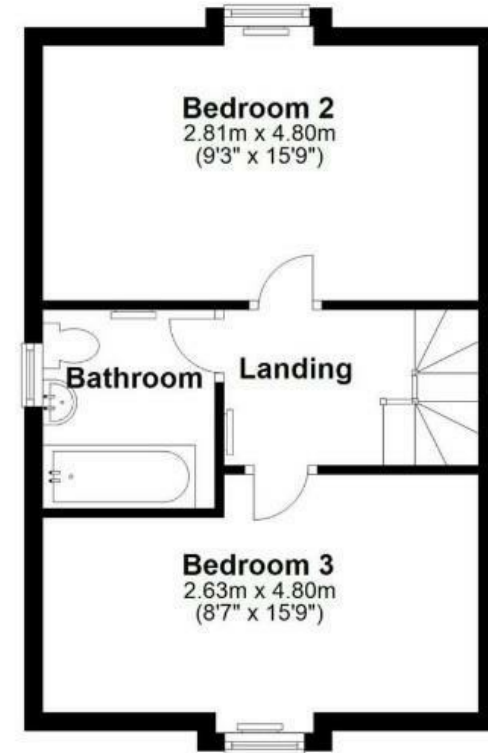
First Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



Second Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 132.3 sq. metres (1424.5 sq. feet)

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