



Moulton Avenue, Kentford, CB8 8QX



Moulton Avenue

Kentford,
CB8 8QX

- Detached Bungalow
- 2 Bedrooms
- Requiring Updating & Improvement
- Long Driveway & Garage
- Large South Facing Garden
- Excellent Potential
- NO CHAIN

A 2 bedroom detached bungalow standing in a large plot and situated in a well regarded established village development. The property offers tremendous potential for improvement and extending (stp) and benefits from a large double aspect living room, 2 double bedrooms and a large lean to/conservatory. Additional features include a long driveway, a superb large South facing rear garden and NO CHAIN.



Guide Price £270,000





LOCATION

KENTFORD and neighbouring Kennett 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**LIVING ROOM**

A double aspect room with an open fireplace with tiled hearth and surround.

KITCHEN

with fitted base and wall mounted cupboards, space for freestanding oven with extractor hood over, half glazed door leading to the side.

BEDROOM 1

A double aspect room.

BEDROOM 2**SHOWER ROOM**

with a tiled shower cubicle, hand basin, low level WC.

OUTSIDE

The property is set back from the road with a front garden laid to lawn with established hedge border and a long driveway leading to a large garage.

Gated side access leads into a large lean/to conservatory with doors leading to a superb large South facing garden laid to lawn with a paved patio area and established trees and shrubs.

GARAGE

with a metal up and over door to the front, pedestrian door to the side.

Sales Agents Notes

Tenure - Freehold

Council Tax Band - C

Property Type - Detached Bungalow

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 667.36

Parking - Garage & Driveway

Utilities / Services

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil central heating and an open fire in the living room.

Broadband Connected - No

Broadband Type - Fibre to the property

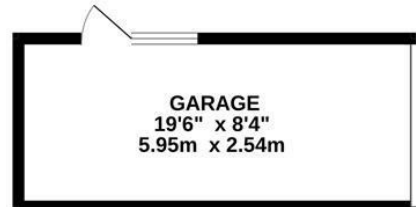
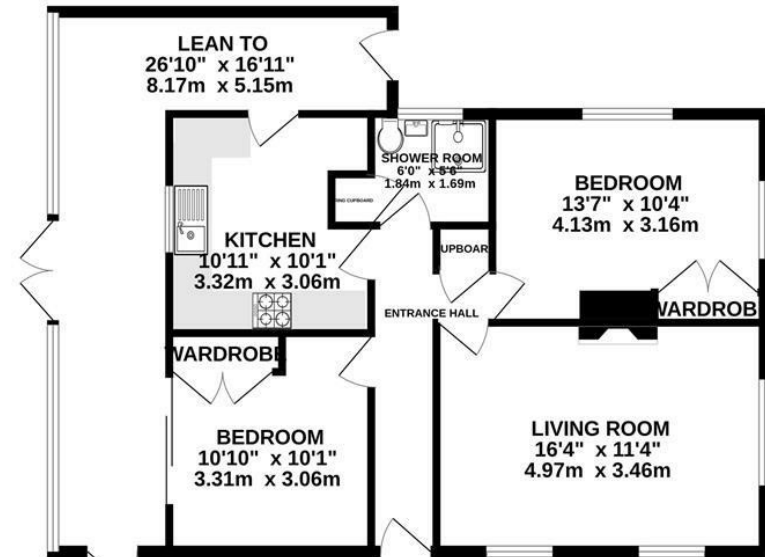
Mobile Signal/Coverage - Likely with O2, EE and Vodafone



GROUND FLOOR
1009 sq.ft. (93.7 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £270,000
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Local Authority - West Suffolk



40 MOULTON AVENUE

TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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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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.