



Byerley Close, Kentford, CB8 7RD

CHEFFINS

Byerley Close

Kentford,
CB8 7RD

- 40% Shared Equity Property
- 2 Bedrooms
- Fitted Kitchen
- Ground Floor Cloakroom
- Overlooking Woodland & Green Space
- 2 Allocated Parking Spaces

A modern 2 bedroom end of terraced 40% shared ownership property attractively situated overlooking woodland and an open green space in an established residential development. The property is well presented and benefits from a fitted kitchen, a living/dining room overlooking the rear garden and a ground floor cloakroom. Additional features include 2 double bedrooms and a bathroom on the first floor, 2 allocated parking spaces adjoining the property and a West facing enclosed garden.



Guide Price £102,000





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

with part glazed entrance door, stairs leading to the first floor.

CLOAKROOM

with a low level WC, hand basin, tiled flooring.

KITCHEN

with a range of fitted base and wall mounted units, integrated oven and grill with 4 burner gas hob, stainless steel splashbacks and extractor hood over.

LIVING/DINING ROOM

with a half glazed door leading to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

with an airing cupboard with hot water cylinder.

BEDROOM 2

BATHROOM

with a bath, hand basin, low level WC, cupboard housing Ideal gas fired combination boiler.

OUTSIDE

To the front of the property is a small open plan garden, pathway leading to the entrance door with covered porch canopy.

To the right hand side of the property are 2 allocated

block paved parking spaces and a pedestrian side gate leads to an enclosed West facing rear garden, laid to lawn and with a paved patio area.

Sales Agents Notes

Tenure - Leasehold

Length of Lease - 117 years remaining

Monthly Rent on Remaining 60% Share - £353.94

Annual Service Charge - £1,234.68 (£102.89 per month)

Service Charge Review Period - Annually

Council Tax Band - A

Property Type - End Terraced House

Property Construction - Brick masonry cavity wall

Number & Types of Room - Please refer to the floorplan

Square Footage - 742.71


Parking - 2 Allocated Spaces

Heating sources - Flogas (LPG)

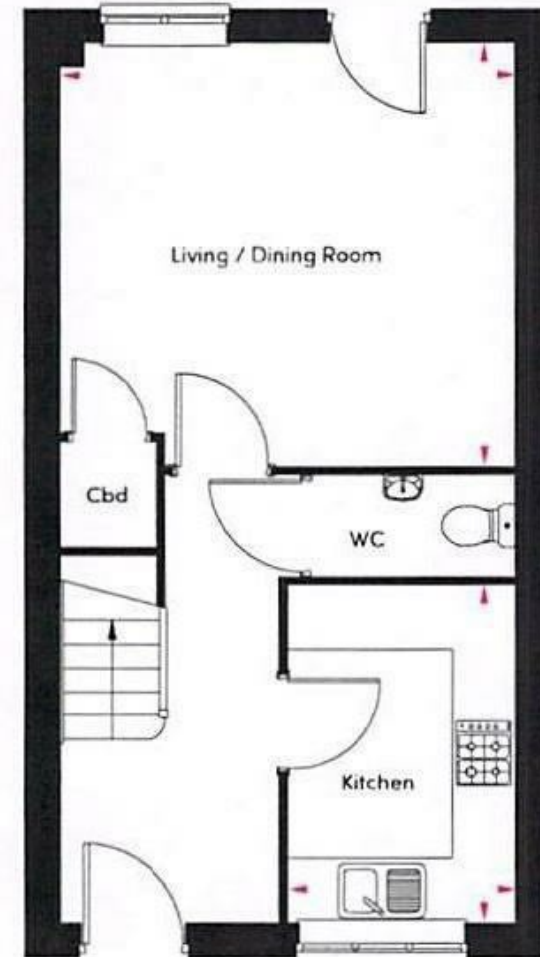
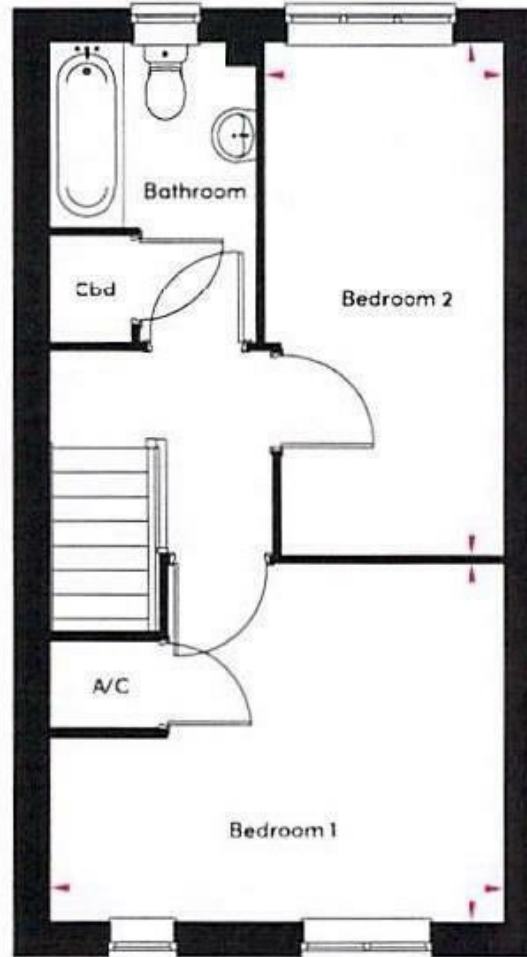
For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £102,000
 Tenure - Leasehold
 Council Tax Band - A
 Local Authority - West Suffolk



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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.