



Herringswell Road, Kentford, CB8 7QS

**CHEFFINS**



# Herringswell Road

Kentford,  
CB8 7QS

- Semi-Detached Bungalow
- 2 Bedrooms
- Excellent Presentation
- Corner Plot
- Cul-De-Sac of 6 Homes
- Large Established Gardens

A superbly presented 2 bedroom semi-detached bungalow standing in a small cul-de-sac located on the edge of the village. The property has been improved by the current owners and benefits from a sitting room and well equipped fitted kitchen/dining room, 2 bedrooms and a modern bathroom. A particular feature of the property is the delightful private gardens with a wealth of established hedge boundaries and shrub borders.



**Guide Price £255,000**







## 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.

## LIVING ROOM

with feature electric fireplace.

## KITCHEN/DINING ROOM

with a modern fitted kitchen comprising 1.5 bowl sink and drainer, fitted base and wall mounted cupboards, integrated stainless steel oven and grill with 4 ring hob and extractor hood over, tiled flooring, half glazed door leading to the rear garden.

## BEDROOM 1

## BEDROOM 2

## BATHROOM

with a bath with shower over, hand basin, low level WC, tiled walls and flooring.

## OUTSIDE

The property is situated at the head of a small cul-de-sac with a fenced front garden laid to shingle and with established shrubs and trees, a paved pathway leads to the front entrance door and to the right hand side which leads to a large rear garden divided into two parts with a paved patio area with box hedging, lawned areas and established hedge borders.

A large further garden area has been acquired by

the owner and is laid to lawn with a wealth of established hedge boundaries and shrub borders.

## BRICK BUILT UTILITY ROOM

housing the oil fired combination boiler, space and plumbing for washing machine, tiled flooring.

## Sales Agents Notes

Tenure - Freehold

Council Tax Band - A

Property Type - Semi-Detached Bungalow

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 581.25

Parking - On Street

Heating sources - Oil fired heating

Covenants - The vendor purchased the additional garden area on a separate title in 2018, there are restrictive covenants relating to development on the land - please refer to the land registry title highlighted in the property overview for more information.

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





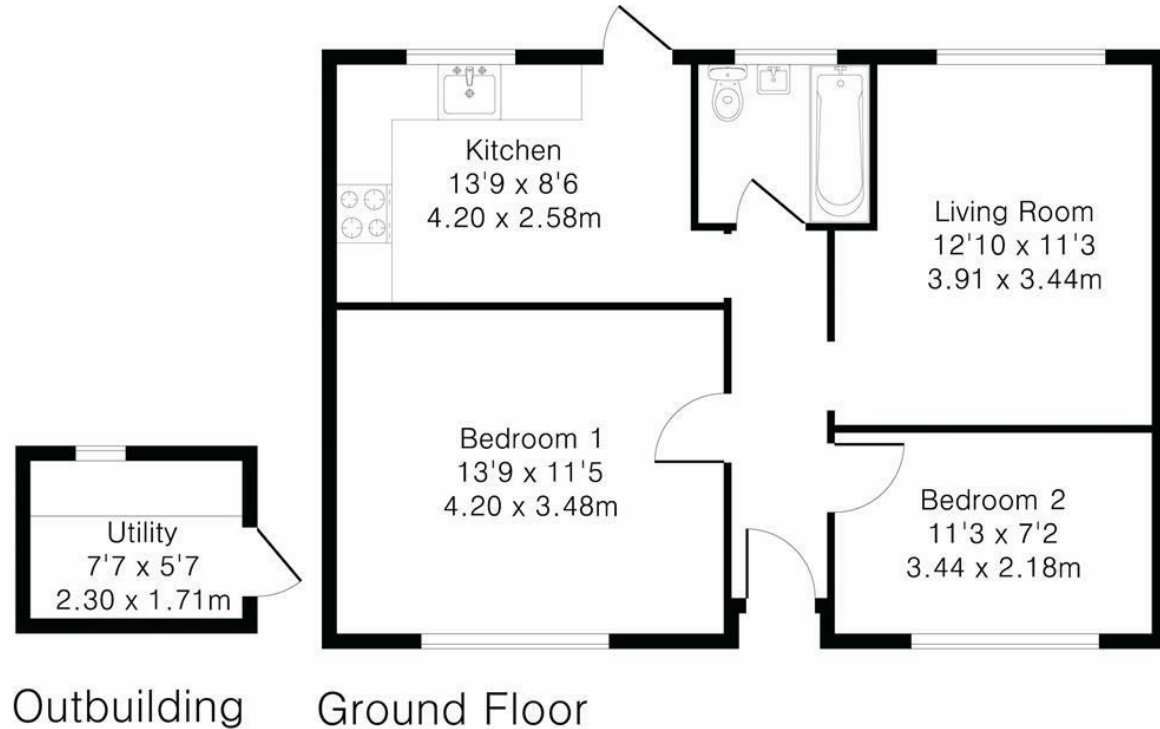




Approximate Gross Internal Area 624 sq ft – 58 sq m  
 Ground Floor Area 582 sq ft – 54 sq m  
 Outbuilding Area 42 sq ft – 4 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		<b>100</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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 £255,000  
 Tenure – Freehold  
 Council Tax Band – A  
 Local Authority – West Suffolk



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.