



Chippenham Road, Moulton, CB8 8SN

**CHEFFINS**

# Chippenham Road

Moulton,  
CB8 8SN

2 1 1

**Guide Price £355,000**

- Link Detached Bungalow
- 2 Double Bedrooms
- Living Room with Wood Burning Stove
- Attractive Established Gardens
- Garage & Off-Road Parking

An individual 2 bedroom link detached bungalow situated in a non-estate location in a highly regarded village. The property is well presented and benefits from a living room with a fireplace and wood burning stove, a fitted kitchen and separate utility room and 2 double bedrooms. Additional features include pretty established gardens to the front and rear, a driveway and a garage.





## LOCATION

MOULTON is an attractive unspoilt village with the advantage of a primary school, post office, general store and public house. The busy town of Newmarket is just 3 miles away with numerous schools, a sports centre, swimming pool and theatre.

**ENTRANCE HALL**

with a glazed entrance door, airing cupboard with hot water cylinder.

**LIVING ROOM**

with a fireplace with a wood burning stove, slate hearth and stone surround.

**KITCHEN/DINING ROOM**

with a range of fitted base and wall mounted cupboards, pantry cupboard, part glazed door leading to the;

**UTILITY ROOM**

with fitted cupboards, integral door leading to the garage and a half glazed door leading to the rear garden.

**BEDROOM 1****BEDROOM 2**

with a pair of French doors leading into the rear garden.

**BATHROOM**

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

**OUTSIDE**

To the front of the property is a delightful cottage style garden with a picket fence and a wealth of established trees and shrubs. To the right hand side of the property is a driveway leading to a GARAGE with a metal up and over door to the front.

At the rear of the property is a relatively private and delightful established garden laid to lawn with a wealth of mature trees, shrubs and flower borders.

**SALES AGENTS NOTES**

Tenure - Freehold

Council Tax Band - C

Property Type - Link Detached Bungalow

Property Construction - Standard brick

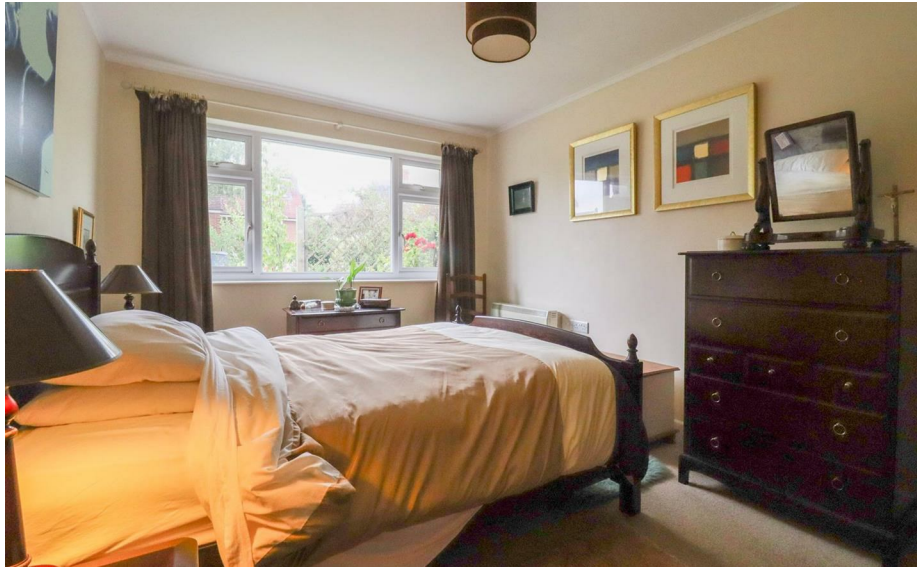
Number & Types of Room - Please refer to the floorplan

Square Footage - 764.23

Parking - Garage & Driveway

Heating sources - Electric heating and multi-fuel burner in the living room.

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



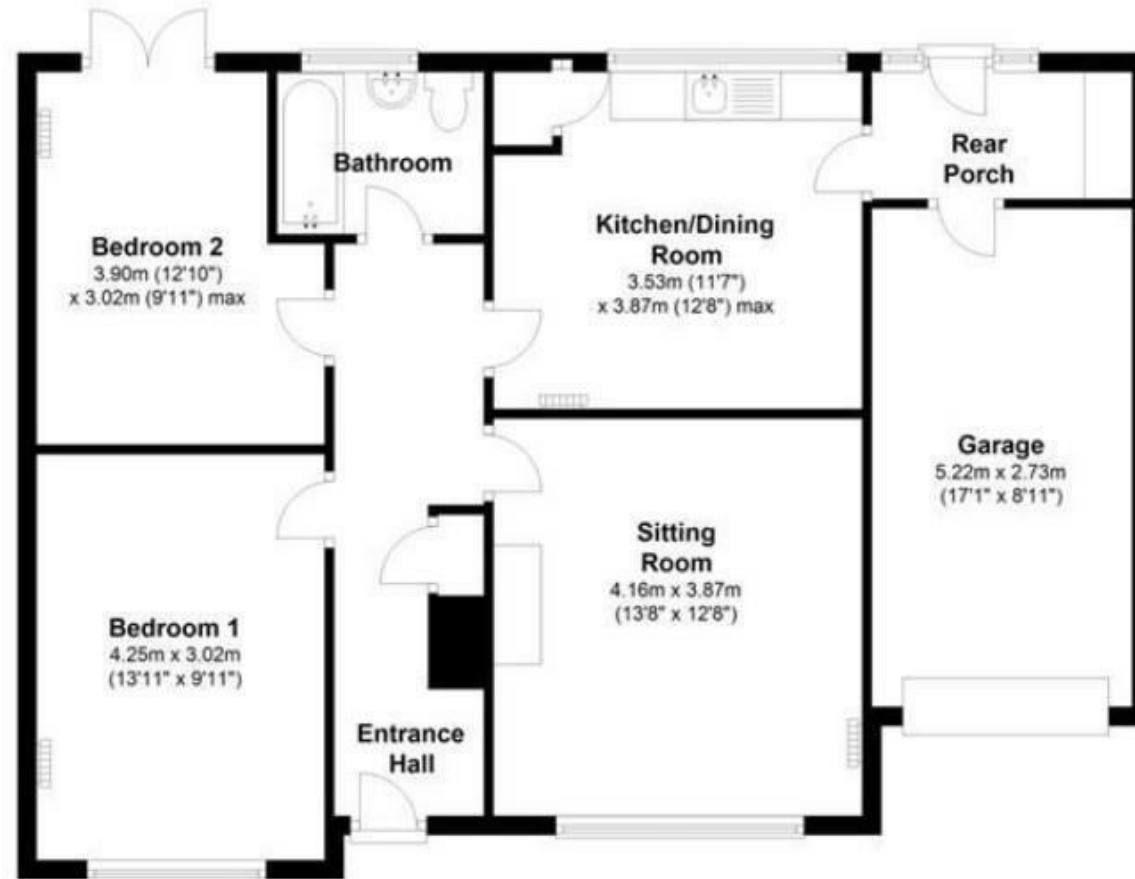
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>36</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £355,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - West Suffolk





**Ground Floor**

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