



Moulton Avenue, Kentford, Newmarket, Suffolk

Pocock + Shaw



33 Moulton Avenue  
Kentford  
Newmarket  
Suffolk  
CB8 8QX

A sympathetically extended 2 bedroom semi-detached bungalow overlooking an attractive open green forming part of an established residential cul-de-sac in a popular village location. The property offers potential for updating and benefits from an open plan living room/dining area, a fitted kitchen and a large conservatory. Features include a private south facing garden, a long driveway, a garage and NO CHAIN.

Guide Price £250,000





**Location** The village of Kentford lies about 4 miles east of Newmarket and is particularly well located for access to the A14/A11 dual carriageways which interconnect with Bury St Edmunds about 12 miles east and Cambridge about 17 miles west and Mildenhall about 7 miles to the north. The village enjoys the use of two public houses, a post office and Newsagents and most importantly a railway station which is situated in its sister village of Kennett with connections via Cambridge to London's Kings Cross.

### Accommodation

**Entrance porch** with a part glazed uPVC door, tiled flooring.

**Hallway** with 2 built in cupboards, access to the roof space with oil fired combination boiler.

**Living room/dining room** with wood effect flooring, windows to the rear and a pair of French doors leading to the conservatory.

**Kitchen** with range of fitted base and wall mounted units, worktops with inset sink and drainer, integrated stainless steel oven and grill with 4 ring ceramic hob, tiled flooring, glazed door leading to the conservatory.

**Bedroom 1** With built in wardrobes, bay window to the front aspect.

### Bedroom 2

**Shower room/wet room** with a shower area with a wall mounted electric shower, hand basin and low level WC.

**Conservatory** A substantial double aspect room, uPVC double glazed with tiled flooring, doors to the side and rear aspect.

**Outside** The front of the property faces on to an attractive open green with established trees. A long driveway leads to the side of the property and there is a front garden presently laid to shingle.

The driveway leads on to a GARAGE at the rear which measures 5.96m x 2.53m internally, with light and power supply, an electrically operated metal up and over door to the front and a pedestrian door to the side.

To the rear of the property is a generous south facing garden with patios, a lawn and a timber shed.

**Agents' Note** The property is of steel framed construction and potential purchasers requiring a mortgage are advised to consult with their proposed lender prior to a viewing.

### Services and tenure

**Tenure** The property is freehold.

**Services** Mains water, drainage and electricity are connected.

The property is not in a conservation area. The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 17Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available.

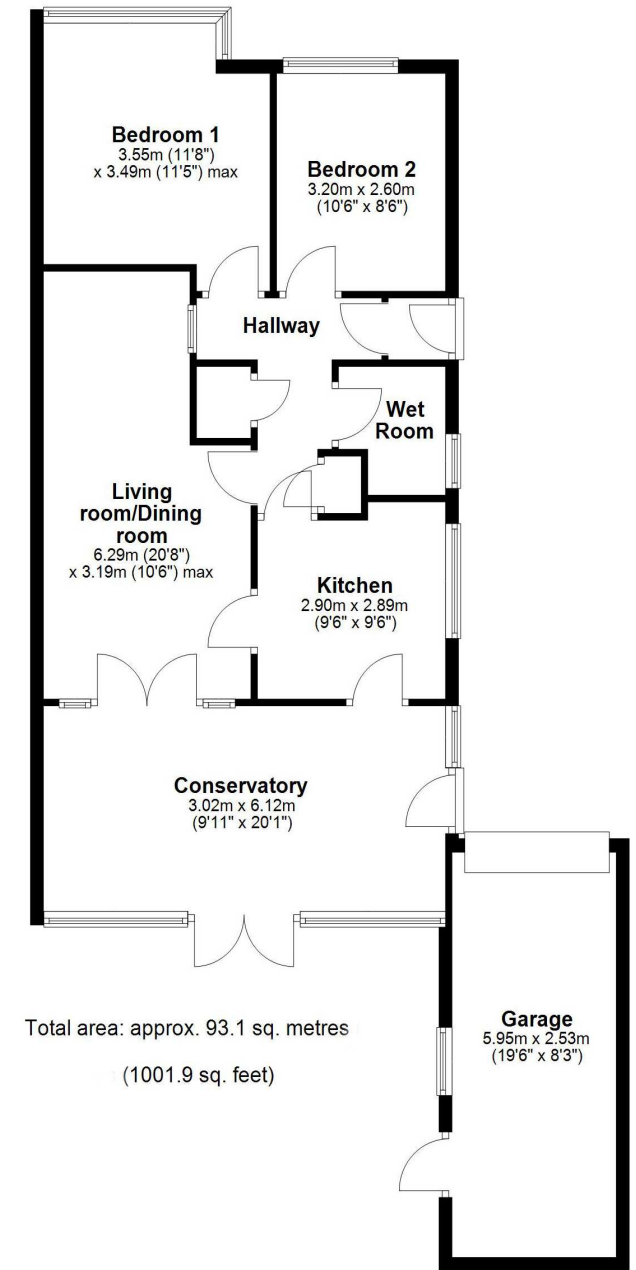
EPC: TBC

**Council Tax** C West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS







Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

2 Wellington Street, Newmarket, Suffolk, CB8 0HT  
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

