

Larnach Drive, Kentford, CB8 7RF

CHEFFINS

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Kentford,
CB8 7RF

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Guide Price £259,999

- Modern Terraced Property
- 2 Double Bedrooms
- Low Maintenance Garden
- Allocated Parking for 2 Cars
- Village Location
- Cul-de-sac Position
- Well Presented Accommodation



An extremely well presented 2 bedroom mews style property situated in a quiet village location and within walking distance of the local amenities. The property enjoys allocated parking for 2 vehicles and a low maintenance rear garden.















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 entrance door, stairs leading up to the first floor, under stairs storage cupboard.

CLOAKROOM
with a low level WC, hand wash basin and window to the front aspect.

KITCHEN
A well equipped kitchen comprising a range of wall and base units with worktop, inset sink, integrated appliances include a fridge/freezer, dishwasher, electric oven and hob, space and plumbing for washing machine, window to the front aspect.

LIVING/DINING ROOM
with a feature media wall and French doors opening onto the garden.

FIRST FLOOR

LANDING
with access to the loft and an airing cupboard.

BEDROOM 1
A spacious double bedroom with a range of built-in wardrobes, 2 windows to the front aspect.

BEDROOM 2
A double bedroom with 2 windows to the rear aspect.

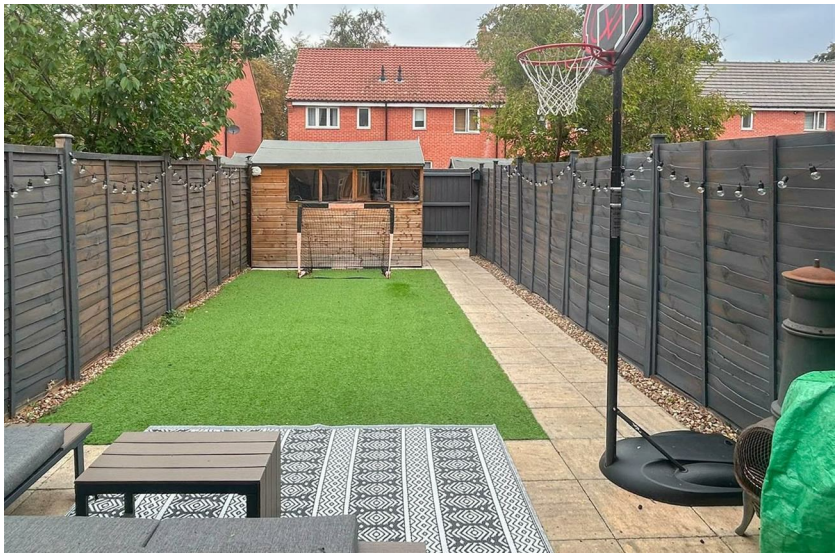
BATHROOM
with a side panel bath with shower over, low level WC, pedestal hand wash basin.

OUTSIDE
To the front of the property is allocated parking for 2 vehicles and a pathway which leads to the rear garden via a garden gate.

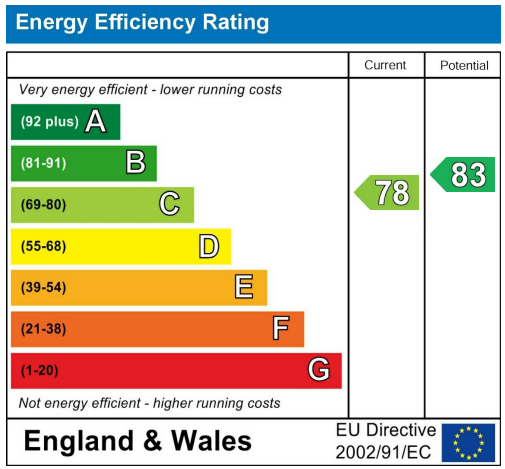
The West facing low maintenance rear garden is laid to artificial lawn with a paved dining terrace and garden shed.

Sales Agents Notes
Please note there is an annual service charge of approx. £550 for the maintenance of communal areas.

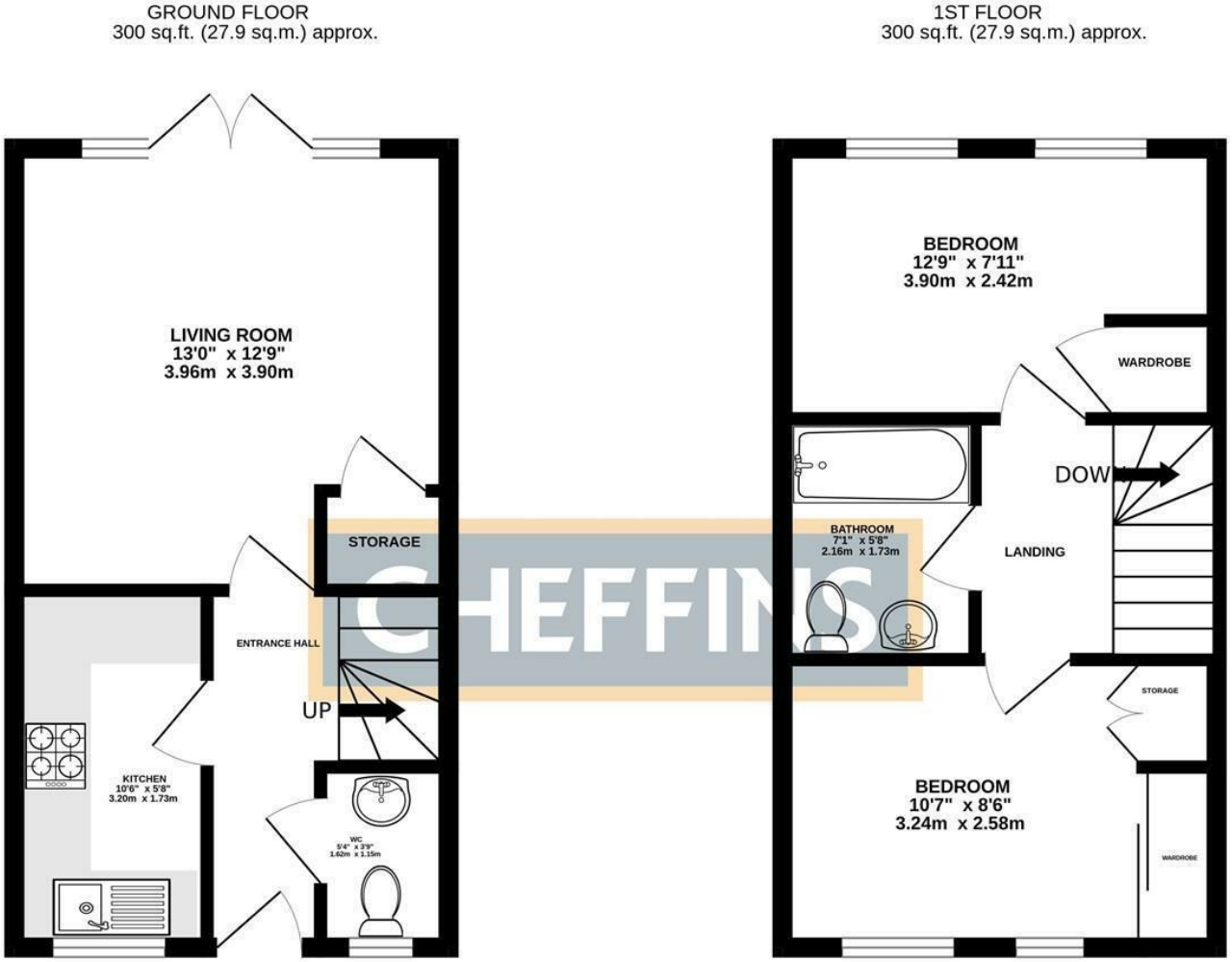
For more information on this property, please refer to the Material Information Brochure on our website.







Guide Price £259,999
Tenure - Freehold
Council Tax Band - A
Local Authority - West Suffolk



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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