

Clarke Philips

Estate Agents & Property Management



£2,250 Per Month

2 ST. MARYS ROAD | NEWMARKET | CB8 7FY

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RECENTLY REDECORATED - AVAILABLE NOW - This four bedroom detached Family home is located on a popular development in the village of Kentford, conveniently situated close to USAF Lakenheath and Mildenhall, with excellent access via the A11/A14 towards Newmarket, Bury St Edmunds, and Cambridge.

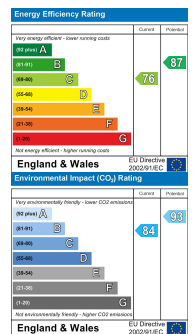
Located within walking distance to Kennett Station and Kennett Primary School, the train station offers links to Bury St Edmunds, Cambridge, and Newmarket, with a direct connection providing access to London King's Cross in just one stop.

The property benefits from a generous kitchen/breakfast room, separate dining room with French doors leading to the garden, utility room, spacious living room, and separate study. The first floor offers a master bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms, and a family bathroom.

Outside, the property features a large rear garden with patio area and lawn, along with a garage and off-road parking.

Directions

01638 750241
info@clarkephilips.co.uk
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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.