

# Clarke Philips

Estate Agents & Property Management



Guide Price £425,000

6 KINGSBRIDGE WAY | KENTFORD | CB8 8FU

WALKING DISTANCE TO TRAIN STATION - Clarke Philips are pleased to offer this brand new four bedroom executive townhouse in a sought after location. Walking distance to Primary School, Train Station with links to Cambridge & Bury St Edmunds, Village shop and public houses. Comprising of spacious lounge/diner, fully fitted kitchen, downstairs WC, family bathroom and separate shower room, four double bedrooms with en-suite and dressing room to master. Outside offers two parking spaces and an enclosed garden to the rear.

## Entrance Hall

Store / Airing Cupboard

## Downstairs WC

Kitchen 11'4" x 8'6" (3.45m x 2.59m)

Lounge/Diner 20'6" x 19'10" (6.24m x 6.05m)

Bedroom 2 9'11" x 11'3" (3.03m x 3.43m)

## Bathroom

## Landing

## En-suite

Master Bedroom 10'0" x 11'3" (3.04m x 3.43m)

Dressing Room 6'4" x 7'11" (1.93m x 2.42m)

Bedroom 3 10'5" x 19'4" (3.17m x 5.89m)

Bedroom 4 10'5" x 19'4" (3.17m x 5.89m)

## Shower Room

## Landing

## Enclosed Rear Garden

## Parking on private driveway

## Agents Notes

Sales Agents Notes - Tenure - Freehold

Council Tax Band - TBC

Property Construction – Brick and Block

Parking – Carport with space for 2 cars and an EV charging point

## Utilities / Services

Electric and Water Supply - Mains

Sewerage - Mains

Heating sources - Air Source Heating (ground floor under floor heating, second/third floors radiators)

Broadband Type – FTTP

Mobile Signal/Coverage – Good

Flood risk - Very Low

## Directions

01638 750241

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www.clarkephilips.co.uk

Energy Efficiency Rating		Current	Potential
91-100	A		
81-90	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Net energy efficient - Approx. energy costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
91-100	A		
81-90	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Net greenhouse gas (CO <sub>2</sub> ) emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.