



Herringswell Road, Kentford, CB8 7QS

CHEFFINS

Herringswell Road

Kentford,
CB8 7QS

- Semi-Detached Cottage
- 4 Bedrooms
- 2 Reception Rooms
- Excellent Opportunity for Refurbishment
- Integral Garage
- Courtyard Style Garden
- NO CHAIN

A spacious 4 bedroom semi-detached cottage offered with NO CHAIN, presenting an excellent opportunity for refurbishment and modernisation. Conveniently located within easy reach of local amenities and excellent transport links, the accommodation comprises 2 reception rooms, a fitted kitchen, a conservatory, 4 bedrooms and a first floor family bathroom. Externally, the property benefits from an integral garage, a driveway providing off-road parking and a courtyard style garden.

4 1 2

Guide Price £300,000





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 PORCH

with a double glazed entrance door, vinyl flooring, double glazed window to the side aspect.

DINING/FAMILY ROOM

A dual aspect room with double glazed windows to the front and rear aspects, brick fireplace with wood burning stove, radiator, stairs leading up to the first floor, integral door into the garage.

LIVING ROOM

A dual aspect room with double glazed windows to the front and rear aspects, open fireplace with Yorkstone surround, uplighters, radiator.

KITCHEN

with a range of matching wall and base units with work surfaces over, 1.5 bowl sink, space and plumbing for appliances, tiled splashbacks, vinyl flooring, double glazed window overlooking the rear garden.

CONSERVATORY

uPVC constructed with vinyl flooring, windows to the side and rear aspects, a door leading onto the rear garden.

FIRST FLOOR**LANDING****BEDROOM 1**

A dual aspect room with double glazed windows to the front and rear aspects, built-in wardrobes, radiator.

BEDROOM 2

A dual aspect room with double glazed windows to the front and rear aspects, built-in wardrobes, radiator.

BEDROOM 3

with a radiator, double glazed window to the rear aspect.

BEDROOM 4

with a radiator, built-in storage, double glazed window to the front aspect.

BATHROOM

with a pedestal wash hand basin, low level WC, electric shower cubicle, radiator, single glazed window to the rear aspect.

OUTSIDE

The cottage style rear garden is mainly laid to lawn with a brick built outbuilding, an oil tank, gated access to the side of property.

To the front of the property is a driveway providing off-road parking for 2/3 cars and an area laid to lawn.

INTEGRAL GARAGE

with an up and over door, power and light, double glazed window to the rear.

CLOAKROOM comprising a low level WC, vanity wash hand basin, quarry tiled flooring and a double glazed window to the rear aspect.

Sales Agents Notes

Please note that there is gated access into the rear garden, which we are advised is subject to a historic right of way that was originally used to access a water well. We understand that the well has since been filled in and the right of way is no longer exercised.

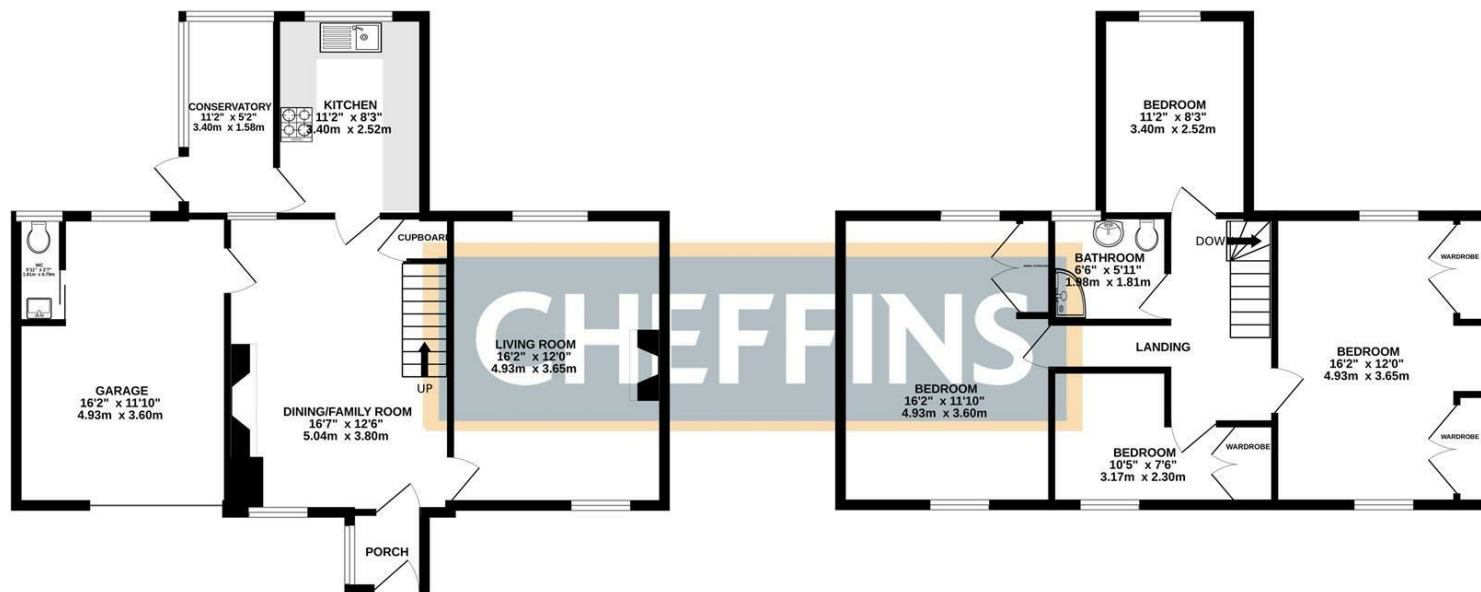
For more information on this property, please refer to the Material Information Brochure on our website.



GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	46	70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Guide Price £300,000
Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk

DOUGANNA, KENTFORD

TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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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For more information on this property please refer to the Material Information Brochure on our website.

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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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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