



The Street, Freckenham, IP28 8HZ

CHEFFINS

The Street

Freckenham,
IP28 8HZ

- Detached Bungalow
- 2 Bedrooms
- Kitchen/Dining Room
- Air Conditioning Units
- South Facing Rear Garden
- Timber Workshop
- NO CHAIN

A 2 bedroom detached bungalow situated in the heart of the picturesque village of Freckenham. The property is offered with NO CHAIN and features a good sized kitchen, a living room with feature fireplace, 2 bedrooms and a bathroom. Externally the property benefits from an enclosed South facing garden and a driveway providing off-road parking for 2 cars.



Guide Price £240,000





LOCATION

FRECKENHAM is a sought after village conveniently situated 6 miles north of Newmarket, 16 miles north east of Cambridge and 16 miles North West of Bury St. Edmunds. Amenities include a public house, a village hall & a Church. Fordham & Isleham (3 miles) have more extensive facilities including a primary school and a range of shops.

KITCHEN/DINING ROOM

with a range of wall and base units, ceramic sink, Rangemaster oven with hob and extractor hood over, free standing dishwasher, built-in wall mounted plate rack, utility cupboard with space and plumbing for washing machine, space for tumble dryer, window to the front aspect.

LIVING ROOM

with a feature fireplace, air conditioning unit, half glazed entrance door and window to the front aspect.

REAR LOBBY

with recessed lighting, door to the side aspect.

FAMILY BATHROOM

with a low level WC, vanity wash hand basin, corner bath with shower over, built-in storage, window to the rear aspect.

REAR HALLWAY

with a window to the side aspect.

BEDROOM 1

with a large wardrobe, air conditioning unit, French doors opening to the rear garden.

BEDROOM 2

with a window to the side aspect.

OUTSIDE

The front garden is mainly laid to shingle providing off-road parking for 2 cars.

To the side is a timber workshop and patio seating area leading to the South facing rear garden which is mainly laid to lawn with pathway and gated access to front.

Sales Agents Notes

Please note;

1. The property benefits from a right of way over the neighbours driveway to allow access to the private drive and providing off-road parking for 2 cars.
2. There is a current right of way for the neighbouring property to gain access into the rear garden, our vendor is in the process of applying for this to be removed via HM Land Registry.
3. The property construction is timber and render.

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





GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £240,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - West Suffolk



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