



MOULTON AVENUE | KENTFORD

Ideal for USAF - Walking Distance to Kennett Train Station

MOULTON AVENUE | KENTFORD

£1,300 Per Month

FEATURES

- Walking Distance to Kennett Train Station with Links to Bury St Edmunds, Cambridge and London (1 Change)
- Village Shop/Post Office and Two Pub/Restaurants within Walking Distance
- Ideal for USAF Personnel - Easy Access to A11/A14 (Housing Inspection Complete & Ready to Move in)
- Recently Refurbished Throughout
- Awaiting Solar Panel Installation
- Garden Maintenance - Upon negotiation
- Two Reception Rooms
- Ultra Fast Internet Available

DESCRIPTION

IDEAL FOR USAF - Recently Refurbished Two-Bedroom Semi-Detached Bungalow – Kentford

A recently refurbished two-bedroom semi-detached bungalow located in the popular village of Kentford, ideal for US Air Force personnel, with the housing inspection completed and ready for immediate occupancy.

The property offers two reception rooms, including a generous lounge, along with a modern kitchen opening into a bright sunroom/dining room, creating a versatile living space. There are two bedrooms and a well-presented shower room, all finished to a fresh standard throughout.

Outside, the home benefits from front and rear gardens, off-road parking on a private driveway, and a single garage. Solar panel installation is scheduled shortly.

Conveniently located within walking distance of Kennett train station, providing links to Cambridge, Bury St Edmunds, and London (with one change).

A well-presented home in a desirable village location, ready to move into.



ACCOMMODATION

Porch

Living Room 14'4" x 11'0" (4.38m x 3.35m)

Kitchen 9'11" x 10'0" (3.03m x 3.05m)

Open plan, door to:

Sun Room / Dining Room 10'4" x 10'9"
(3.15m x 3.28m)

Bedroom 1 14'4" x 10'10" (4.37m x 3.30m)

Bedroom 2 9'11" x 10'10" (3.03m x 3.30m)

Shower Room

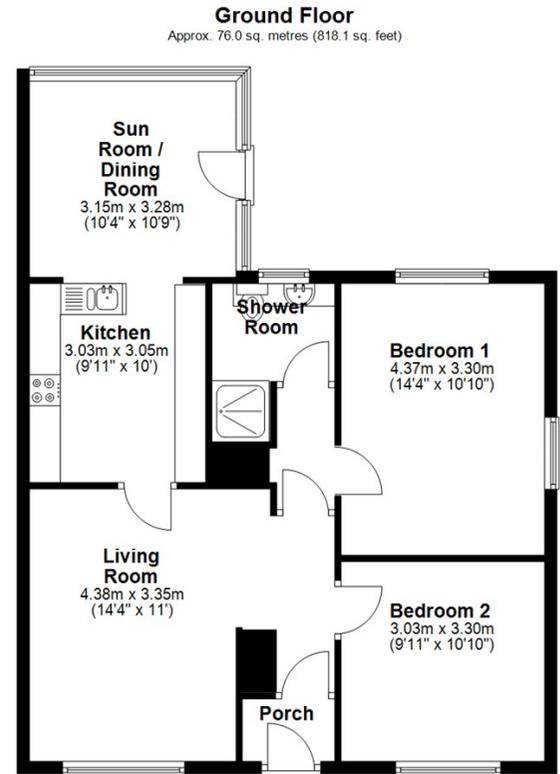
Outside

Private Driveway & Garage









Total area: approx. 76.0 sq. metres (818.1 sq. feet)

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 can be given. Copyright Clarke Philips Ltd 2021.
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Council Tax Band : C

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	