

Clarke Philips

Estate Agents & Property Management



£299,995

PLOT 74 LARK'S PLACE, KENNETT GARDEN VILLAGE | KENNETT | CB8 7QF

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The Freesia boasts everything needed for modern, comfortable living and is ideal for first-time buyers or couples.

A welcoming entrance hallway is flanked by the downstairs cloakroom, the front-facing fitted kitchen, and open-plan living and dining area. The kitchen comes complete with integrated appliances, ideal when looking to get settled in straight away. To the rear of the property, the open-plan living and dining room leads onto the rear garden via a set of elegant French doors.

The first floor is comprised of two double bedrooms, with bedroom 1 benefitting from an en-suite shower room and a useful storage cupboard. Across the hall, bedroom 2 is served by the modern family bathroom which, along with the en suite, boasts pristine sanitaryware and stylish brassware.

About the Development

Lark's Place at Kennett Garden Village is a collection of 1, 2, 3, and 4-bedroom, eco-friendly homes in Kennett, Cambridgeshire. It is intended all homes will come equipped with rainwater-harvesting facilities, PV Panels, and electric car-charging ports as standard. These additions not only benefit the homeowners, but also the environment. Found in a sustainable village with plenty of open space, this development is ideal for first-time buyers, families, and downsizers looking to move out of the city.

Additional Information

Estate Management Charge: £90.00

Parking: Allocated Parking

Internal Area: 757 sq. ft.

Annual service charge: None

Council tax band: B

Tenure: Freehold

Directions

01638 750241

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www.clarkephilips.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---|-----------------------------|-----------------------------|-----------------------------|
| 101-110kWh/m ² A | 111-120kWh/m ² B | 121-130kWh/m ² C | 131-140kWh/m ² D |
| 141-150kWh/m ² E | 151-160kWh/m ² F | 161-170kWh/m ² G | |
| 171-200kWh/m ² G | | | |
| Not energy efficient - Higher energy costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| 101-110kWh/m ² A | 111-120kWh/m ² B | 121-130kWh/m ² C | 131-140kWh/m ² D |
| 141-150kWh/m ² E | 151-160kWh/m ² F | 161-170kWh/m ² G | |
| 171-200kWh/m ² G | | | |
| Not environmentally friendly - Higher CO ₂ emissions | | | |
| England & Wales | | 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.