Clarke Philips

Estate Agents & Property Management

JEDDAH WAY | KENTFORD

40% Shared Ownership - Sought After Village Location

JEDDAH WAY | KENTFORD

£100,000 Leasehold

FEATURES

- 40% Shared Ownership
- Walking Distance to Primary School, Railway Station and Post Office
- Easy Access to the A11 and A14
- Excellent Links to Newmarket, Cambridge and Bury St Edmunds
- Downstairs WC
- Two Allocated Parking Spaces
- Virtual 3D Tour Available

DESCRIPTION

An excellent opportunity to purchase a 40% share of this well-presented two-bedroom mid-terrace home, situated within the highly sought-after village of Kennett. The accommodation includes a comfortable living room, downstairs WC and a generous kitchen/dining room extending across the rear of the property.

Upstairs are two well-proportioned bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden and two allocated parking spaces.

Conveniently positioned within walking distance of the local primary school, Kennett railway station and post office, the property also offers easy access to the A11 and A14, providing excellent connections to Newmarket, Cambridge and Bury St Edmunds.

Entrance Hall 7'6" x 5'1" (2.29m x 1.55m)
Stairs leading to first floor.

ACCOMMODATION

Living Room 15'7" x 11'8" max (4.77m x 3.58m max)
Window to front aspect. Under stairs storage cupboard.

WC 5'5" x 3'2" (1.64m x 0.96m)
Low level WC, hand wash basin.

Kitchen/Diner 9'11" x 15'2" (3.02m x 4.62m)
Wide range of wall and base units, space for electric cooker with extractor over, space for washing machine and fridge freezer. Stainless steel sink and drainer, tiled splash back, window and door to rear aspect.

First Floor Landing 9'5" x 6'11" (2.86m x 2.11m)
Airing cupboard housing hot water cylinder. Access to part boarded loft with loft ladder.

Main Bedroom 9'11" x 15'3" (3.01m x 4.64m)
Two windows to front aspect.

Bedroom 2 15'9" x 8'0" (4.81m x 2.45m)
Window to rear aspect.

Bathroom 5'11" x 6'9" (1.80m x 2.07m)
Panel bath with electric shower over, low level wc and hand wash basin. window to rear aspect.

Outside
Two allocated parking spaces to the front of the property. Enclosed rear garden mainly laid with artificial lawn and patio area. Gated access to the rear.

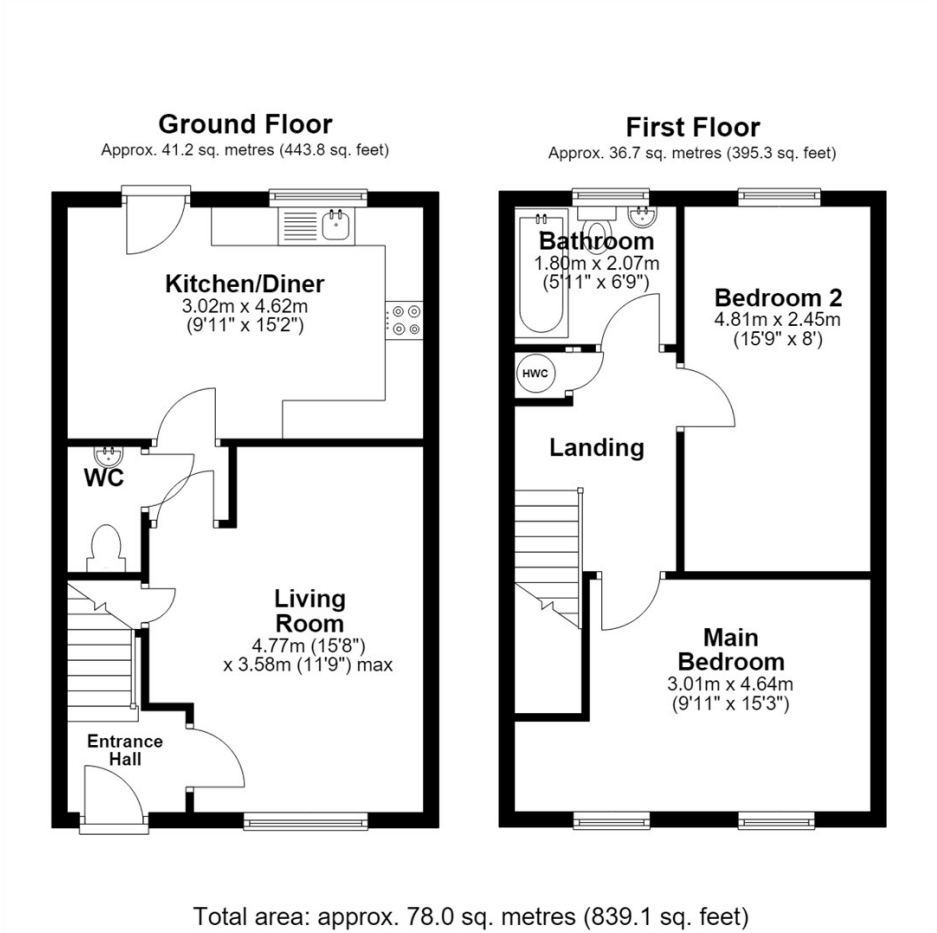
Agents Note
The property is held on a 99-year lease commencing 24 June 2011 and expiring 23 June 2110, with approximately 84 years remaining. Ground rent is peppercorn. The current service charge is £469.56 per annum, including buildings insurance and sinking fund contributions. Rent payable to Flagship Homes on the unowned share is currently £347.48 per month (£4,169.76 per annum), making the total monthly payment £386.61. The seller advises that Flagship Homes has confirmed the lease may be extended at the time of purchase. All figures and lease information should be verified by the purchaser's solicitor.

EPCPSHADES

EPCPSHADES

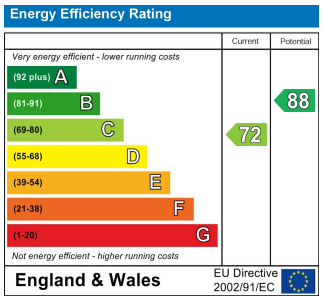
JEDDAH WAY | KENTFORD

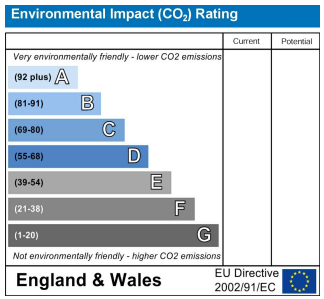
Virtual 3D Tour Available



01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk

Council Tax Band : B





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.