



MOULTON AVENUE | KENTFORD

Detached Three Bedroom Bungalow in Sought After Location

MOULTON AVENUE | KENTFORD

Guide Price £310,000 Freehold

FEATURES

- NO CHAIN
- Generous gardens to the front and rear
- Walking distance to Kennett Train Station, Public Houses and Primary School
- Positioned next to the village shop and post office
- Garage and driveway with ample parking
- Oil fired central heating
- Good local transport links with easy access to A11/A14
- Virtual Tour Available
- Awaiting EPC Certificate

DESCRIPTION

NO CHAIN - Clarke Philips are pleased to offer this three bedroom detached bungalow, benefitting from a southwards facing rear garden. Position at the entrance of a cul-de-sac, close to the village shop/post office. Offers excellent transport links with Kennett train station, bus stops access to A11/A14 all within easy reach.

Entrance Hall

Part glazed door leading to front aspect. Storage cupboard and loft access.



ACCOMMODATION

Lounge/Diner 13'7" x 15'10" (4.15m x 4.82m)

Open fire with tiled surround, window to side aspect, sliding patio doors leading to rear garden.

Kitchen 13'7" x 8'8" (4.15m x 2.63m)

Wide selection of wall and base units with oven, electric hob and extractor unit above. freestanding washing machine, stainless steel sink with drainer and tiled splash backs. Oil fired boiler and glazed door leading to;

Rear Lobby

Doors leading to front and rear aspect. Window to side.

Bedroom 1 13'7" x 10'6" (4.13m x 3.21m)

Window to front aspect.

Bedroom 2 10'7" x 10'0" (3.22m x 3.06m)

Window to side aspect.

Bedroom 3 8'6" x 9'1" (2.60m x 2.78m)

Windows to front and side aspects.

Bathroom

Panel bath with shower over, low level WC and hand wash basin. Fully tiled walls and Airing cupboard. housing immersion tank.

Parking & Garage 19'5" x 8'9" (5.93m x 2.67m)

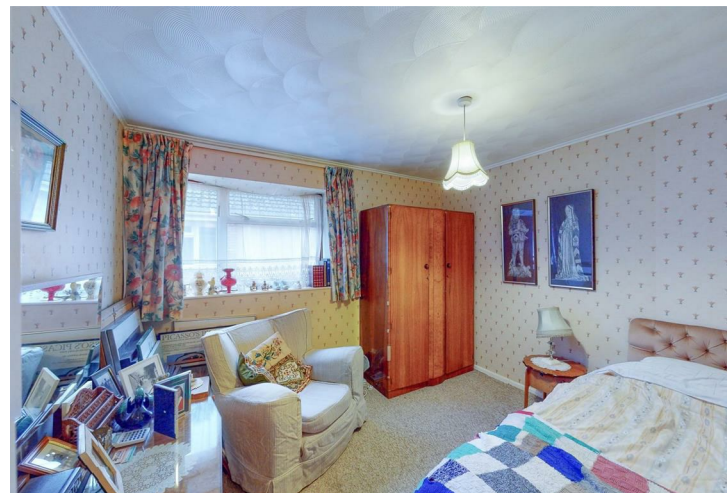
Ample parking on private driveway approaching a single garage with up and over door to the front , pedestrian door with window to the side leading into rear garden. Power and light.

Outside

Front garden is mainly laid to lawn bordered with a variety of mature shrubs. Gated access to both the side and to the rear of the property. Enclosed rear garden mainly laid to lawn with a generous patio area. Variety of trees and shrubs. Timber shed and green house. Oil tank is positioned to the rear of the garage.

Agents Note

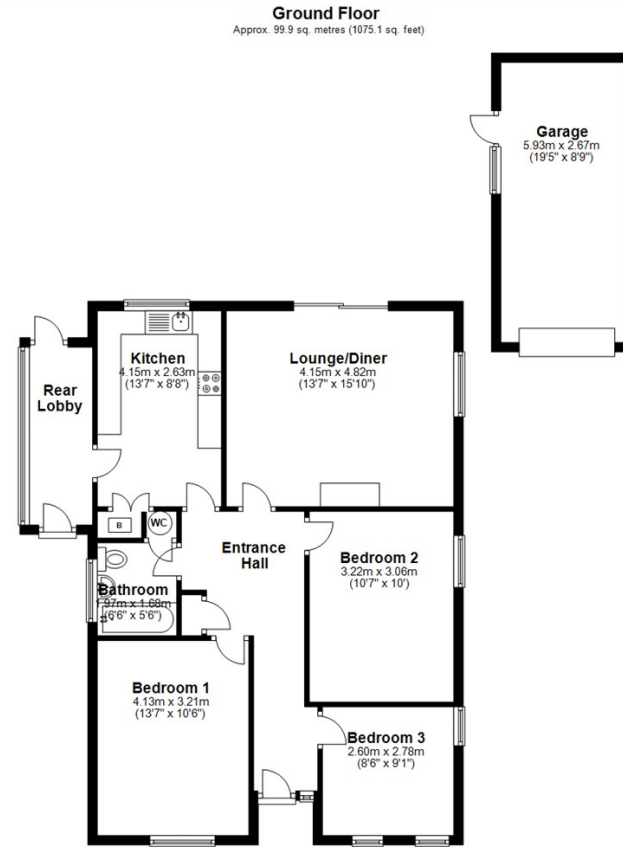
Property is constructed with a steel frame, if requiring a mortgage you are advice to look into the leading criteria around this.







Offered with no chain - Viewing highly Recommended



Total area: approx. 99.9 sq. metres (1075.1 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. Plan produced using PlanUp.

01638 750241

info@clarkephilips.co.uk

www.clarkephilips.co.uk

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	