



GAZELEY ROAD | KENTFORD

*Ideal For USAF Personnel*

## GAZELEY ROAD | KENTFORD

£1,750 Per Month

### FEATURES

- Rare Rental Opportunity
- Impressive Double-Height Arched Lounge
- Rail Links to Cambridge, Bury St Edmunds and London King's Cross via Cambridge
- Easy Access to the A11, A14, Newmarket and Local USAF Bases
- Walking Distance of Kennett Railway Station
- Underfloor Heating - Air Source
- Garage
- Courtyard Garden
- Master Bedroom with Internal Balcony

### DESCRIPTION

Available August. A superb three-bedroom mid-terraced property offering an exceptional amount of character and living space. The standout feature is the impressive double-height arched lounge, overlooked by an internal balcony from the master bedroom. Further benefits include a modern kitchen with appliances, a high-quality finish throughout, a courtyard garden which is not overlooked and access to garage.

Situated within the grounds of historic Regal Lodge, the former home of celebrated actress Lillie Langtry, who famously had a relationship with the then Prince of Wales—later King Edward VII—and reportedly welcomed him among her distinguished guests.

Within walking distance of Kennett railway station, offering direct rail links to Cambridge and Bury St Edmunds, with London King's Cross accessible via one change at Cambridge. The property is also conveniently positioned for Newmarket, the A11 and A14, local USAF bases and village amenities. Viewing is essential to fully appreciate this truly unique home.

#### Entrance Hall

Spacious entrance hall with fully tiled floor, stairs leading to the first floor



## ACCOMMODATION

### Lounge

6.96m x 4.42m (22' 10" x 14' 6") Fabulous room with inset lighting & fully tiled flooring. Large windows and high arched ceiling.

### Kitchen/Dining

6.96m x 2.92m (22' 10" x 9' 7") With a full range of wall and base units set under granite worktop. Freestanding oven with extractor over and fridge freezer. Integrated appliances including dishwasher and washer/dryer. Well position skylight giving much natural light, tiled flooring and a spacious breakfast area with doors opening to the courtyard.

### Study/Bedroom Three

2.84m x 2.54m (9' 4" x 8' 4") A versatile room that can be used as a 3rd Bedroom or Study area with window to the rear aspect and built in wardrobe

### Shower Room

With walk in shower, WC, wash hand basin, heated towel rail fully tiled flooring and part tiled walls.

### Landing

A spacious landing area with skylight.

### Bedroom One

3.25m x 2.87m (10' 8" x 9' 5") A bright and spacious bedroom with single and double wardrobes and window to the front aspect.

### Bedroom Two

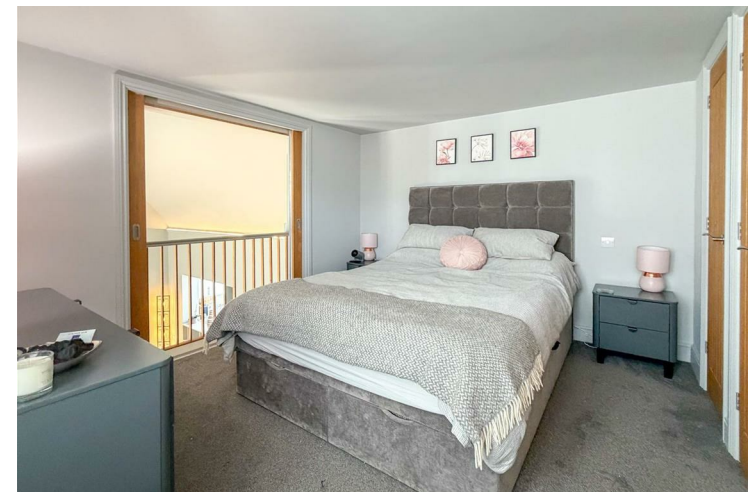
3.25m x 2.92m (10' 8" x 9' 7") A spacious room with window to the front aspect and featuring sliding oak doors overlooking the living area.

### Bathroom

A spacious modern bathroom with skylight comprising panelled bath with shower over, WC, wash hand basin, heated towel rail and tiled flooring.

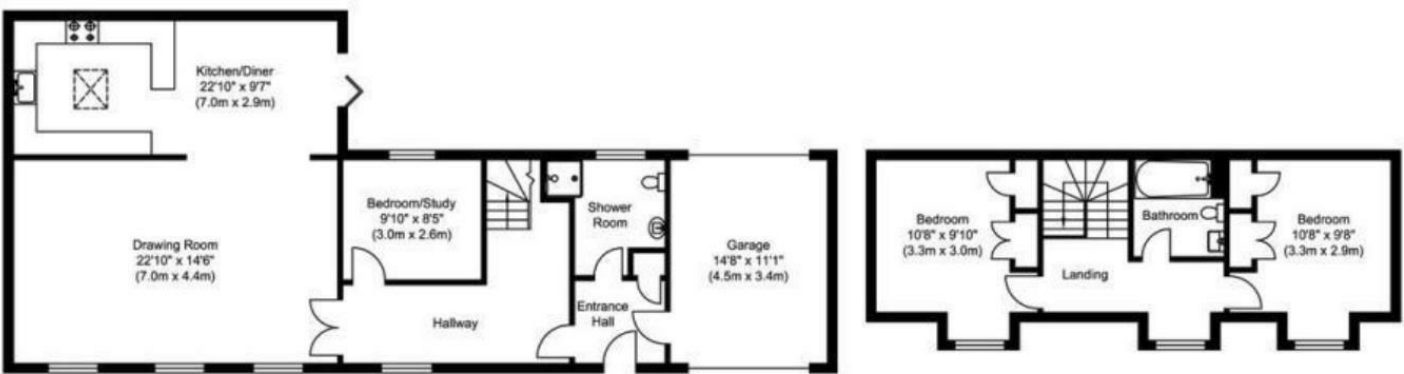
### Outside

The Property benefits from an integral garage with electric doors access door to the house and a courtyard garden is private/not overlooked.









Ground Floor  
Approximate Floor Area  
891.89 sq. ft.  
(82.86 sq. m)

First Floor  
Approximate Floor Area  
409.0 sq. ft.  
(38.0 sq. m)

Total Gross Internal Area  
Approximate Floor Area  
1300.92 sq. ft.  
(120.86 sq. m)

Weed every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |