

Clarke Philips

Estate Agents & Property Management



£1,350 Per Month

THE ANNEXE, CLIFTON LODGE BURY ROAD | NEWMARKET | CB8 7PY

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Perfect location for USAF Military personnel Two bedroom semi-detached bungalow, located in the popular village of Kentford, providing easy access to the A14/A11 and the nearby towns of Newmarket and Bury St Edmunds, USAF MILDENHALL & LAKENHEATH

Accommodation comprises a generous sized L-shaped hallway, lounge, kitchen/breakfast room with dishwasher/oven/washing machine provided, two large double bedrooms one of which leads onto the rear garden and a WC/ shower room.

Externally the property benefits from a driveway to the front providing off-road parking for two cars and a fully enclosed SOUTH FACING rear garden mainly laid to lawn.

Estate Agents Act 1979 Declaration of Interest. This property belongs to an employee of Clarke Philips Estate Agents.

Entrance Hall

Lounge 12'4" x 13'6" (3.78m x 4.14m)

Exposed brick feature wall, triple wardrobes, window to front aspect.

Kitchen/Breakfast Room 13'0" x 11'6" (3.97m x 3.52m)

Range of wall and base units, dishwasher, washing machine, built in hob with extractor over, oven and grill. space for freestanding fridge and freezer. Marble effect worktop, tiled splash back, luxury vinyl tiled flooring, double windows with glazed panel between to rear aspect.

Bedroom 1 12'2" x 13'6" (3.71m x 4.14m)

Window to front aspect.

Bedroom 2/Study 13'2" x 11'6" (4.03m x 3.52m)

Built in wardrobes, luxury vinyl tile flooring, window and door to rear garden aspect.

Shower Room

Double enclosed shower cubicle, electric shower, fully tiled walls to shower area. Low level WC, hand wash basin with vanity unit, mirror, obscured glass window to front aspect, luxury vinyl tile flooring.

Outside

Fully enclosed rear garden mainly laid to lawn. Small

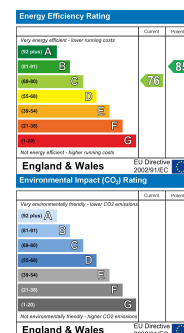
private garden area to the side of the property mainly laid to shingle. Driveway providing off-road parking for two cars.

Directions

01638 750241

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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.