



19 Chippenham Road
Moulton, Suffolk

**DAVID
BURR**



19 Chippenham Road, Moulton, Newmarket, Suffolk, CB8 8SN

Moulton is situated near the border of Suffolk and Cambridgeshire, about 3 ½ miles east of the world-renowned racing town of Newmarket and 11 miles west of Bury St Edmunds. The river Kennett flows through the village and is spanned by a 15th Century “pack horse” bridge. Moulton is a thriving village with a community Hall, Post Office and shop, recreational facilities and a reputable public house/restaurant.

This semi-detached three-bedroom property is situated on the outskirts of one of the area’s most sought after villages offering excellent potential for modernisation. The property sits within a quiet spot with off-road parking and a garage to the front and spacious accommodation internally, all situated a short walk to the local shop, public house and community centre.

A three-bed semi-detached family home with great renovation potential, situated within walking distance of amenities.

Ground Floor

ENTRANCE PORCH With quarry tiled floor leading through to the entrance hall which has stairs rising to the first floor.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under worktops with an inset butler sink and mixer tap looking out the window to the side aspect. Appliances include an electric cooker with built in cooktop as well as extractor hood above, plumbing for water appliances and space for a fridge/freezer as well as boiler serving radiators. There is also a storage cupboard running under the stairs, as well as a rear lobby to the courtyard garden.

SITTING ROOM A well-proportioned room enjoying a double aspect with views to the side of the property and blocked up fireplace with wooden mantelpiece.

BATHROOM A fully tiled space with sliding door to enter. With frosted window to the side aspect, there is a three-piece suite featuring a hand wash basin, WC and bath complete with shower over.

First Floor

LANDING With loft access and doors leading to:

BEDROOM 1 A spacious room with fitted wardrobes and outlook to the front and side aspect.

BEDROOM 2 Another comfortable double bedroom with outlook to the front side and rear aspect of the property, as well as an airing cupboard fitted.

BEDROOM 3 With space for storage as well as a window overlooking the side aspect of the property.

Outside

The property is approached by a gravel driveway with lawned front garden set behind a mature hedge line. It provides space for multiple cars to park and leads to the **single garage** separated from the house by a side gate leading to the rear courtyard style garden. In the rear garden, there is a selection of raised beds with shrubs planted.

The wrap around front garden is planted with a selection of mature shrubs and trees, and has a wonderful outlook over undulating fields.

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SERVICES: Mains drainage, electricity and oil-fired central heating.
NOTE: None of the services have been tested by the agent.

TENURE: Freehold.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: Band C. (£1,892.70 per annum).

EPC RATING: TBC.

CONSTRUCTION TYPE: Traditional brick construction.

WHAT3WORDS: even.segregate.sorters

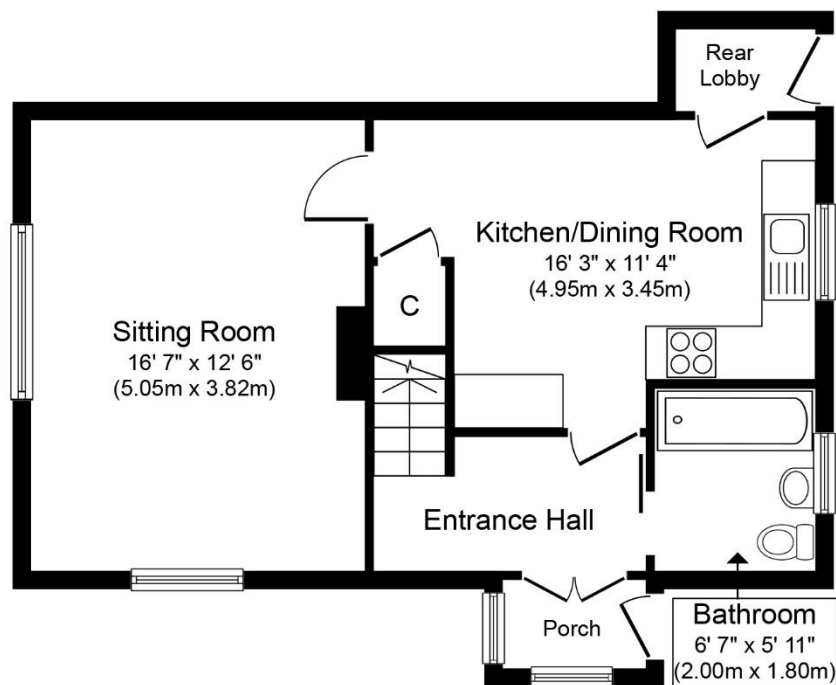
COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Likely with all major providers.

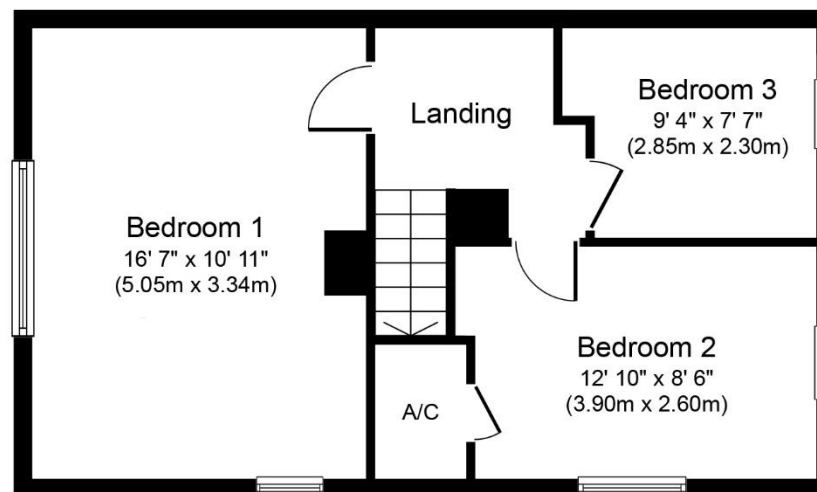
VIEWING: Strictly by prior appointment through David Burr estate agents.

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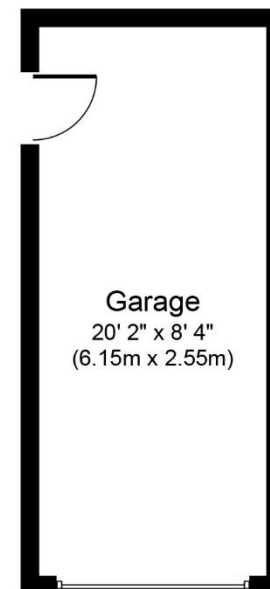




Ground Floor
Approximate Floor Area
514 sq. ft.
(47.8 sq. m.)



First Floor
Approximate Floor Area
478 sq. ft.
(44.4 sq. m.)



Garage
Approximate Floor Area
169 sq. ft.
(15.7 sq. m.)

Whilst 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 mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

