



Aureole Walk, Newmarket

EPC Rating 50

Guide Price **£195,000**

- 2 bedroom end terrace house
- CHAIN FREE
- Kitchen
- Living room
- Family bathroom
- Front garden
- Courtyard style rear garden
- Gas central heating
- West Suffolk Council tax band B
- Great transport links to the A14



AUREOLE WALK, NEWMARKET Offered to the market CHAIN FREE is a 2 bedroom end terrace house in the Studland estate, Newmarket. Internally the property comprises kitchen, living room, 2 bedrooms and a family bathroom. Externally there is a small front garden and a courtyard style rear garden. The property boasts off road parking in a residential parking area and a single garage on bloc.

ENTRANCE HALL With an under-stair storage cupboard and stairs rising to first floor.

KITCHEN 9' 2" x 8' 3" (2.79m x 2.51m) With a range of wall and base units with freestanding electric oven, space and plumbing for a washing machine and fridge freezer. Tiled flooring and window to the front.

LIVING ROOM 16' 4" x 11' 4" (4.98m x 3.45m) Spacious room with window to the side and rear along with large sliding patio doors leading to the rear garden.

FIRST FLOOR With storage cupboard housing combi-boiler and loft access.

BEDROOM ONE 13' 3" x 8' 5" (4.04m x 2.57m) Double bedroom with window to the rear.

BEDROOM TWO 11' 5" x 6' 9" (3.48m x 2.06m) With storage cupboard and window to the side.

BATHROOM 3 piece suite comprising panelled bath with electric shower over, pedestal wash basin and WC. Tiled floors and walls, extractor fan and window to the front.

OUTSIDE To the front the property is mainly laid to lawn with shingled area, established shrubs and tree enclosed by low level wooden fence with gate.

To the rear is mainly laid to shingles with established trees and border area all fully enclosed by wooden fence boundaries. The property benefits from a single garage on bloc with off road parking in a communal parking area.

COUNCIL TAX BAND

Tax band B

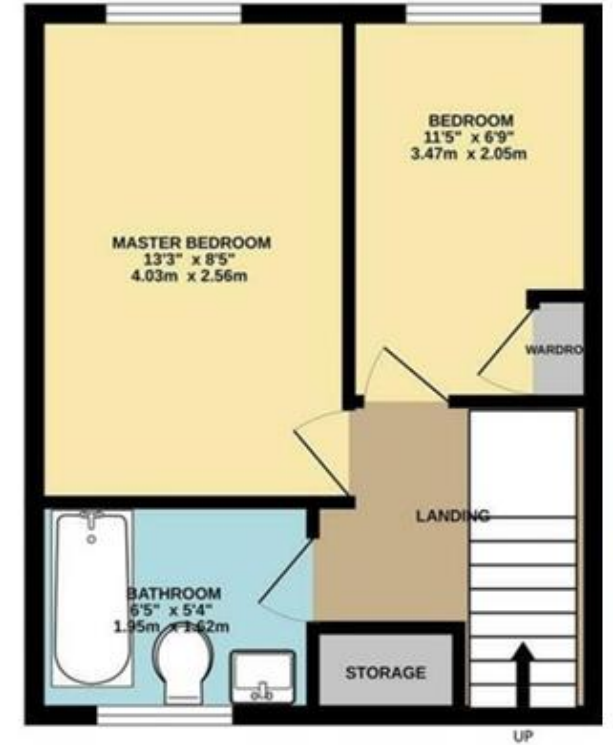
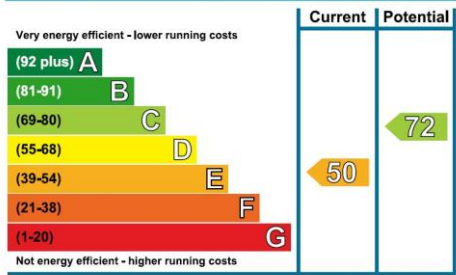
TENURE

Freehold

LOCAL AUTHORITY

West Suffolk

Energy Efficiency Rating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements