



Parkers Walk, Newmarket CB8 7AS

welcome to Parkers Walk, Newmarket

- Overlooking Open Green
- Fantastic First Time Buy/ Investment Opportunity
- Popular Residential Development
- Two good-size bedrooms
- Conservatory

Tenure: Freehold EPC Rating: D

offers in excess of
£210,000

Fantastic opportunity to purchase this two bedroom home overlooking an open green, ideal for first time buyers and investors. Early viewing advised.



The Accomodation Entrance Hallway Kitchen

9' 1" x 8' 5" (2.77m x 2.57m)

Lounge / Dining Room

15' 7" x 11' 4" (4.75m x 3.45m)

Conservatory

17' 7" x 9' 5" (5.36m x 2.87m)

Bedroom One

15' x 8' 5" (4.57m x 2.57m)

Bedroom Two

8' 5" extending to 11' 4" x 6' 8" (2.57m extending to 3.45m x 2.03m)

Bathroom

6' 5" extending to 8' 5" x 5' 5" (1.96m extending to 2.57m x 1.65m)

Outside

The Accomodation

view this property online williamhbrown.co.uk/Property/NMT103248



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

NMT103248 - 0005

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