



Barry Lynham Drive, NEWMARKET CB8 8YT

welcome to

Barry Lynham Drive, NEWMARKET

A well-presented mid-terrace property offering good size accommodation throughout located within an often requested residential area of Newmarket. Ideal first-time purchase!

Entrance Hall

With radiator, storage cupboard and doors to:

Cloakroom/W.C

With low level W.C, wash hand basin and obscured double glazed window to front.

Kitchen

9' 1" max x 8' 3" (2.77m max x 2.51m)

With a fitted range of base units and drawers, matching wall units, inset sink and drainer unit, space for freestanding cooker with extractor over, spaces for washing machine, fridge/freezer and slimline dishwasher, wall mounted gas fired boiler and double glazed window to front aspect.

Lounge

15' 5" max x 11' 8" (4.70m max x 3.56m)

With radiator, stairs leading to first floor with alcove beneath, windows and double doors to:

Conservatory

15' 5" x 8' 7" (4.70m x 2.62m)

With double glazed windows to sides and rear and double doors to rear garden.





First Floor Landing

With storage cupboard and doors to:

Bedroom 1

10' 6" to wardrobes x 8' 6" (3.20m to wardrobes x 2.59m)

With radiator, built in wardrobes, further storage cupboards and double glazed window to rear aspect.

Bedroom 2

11' 4" x 8' 4" (3.45m x 2.54m)

With radiator and double glazed window to front aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over, low level W.C, vanity wash hand basin, part tiled, radiator and obscured double glazed window to front aspect.

Outside

To the front of the property there are two allocated parking spaces. The rear garden has an initial decked area and step down to a mainly lawned garden with shrub and plant borders. At the rear of the garden there is a paved patio area and storage shed.



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Barry Lynham Drive, NEWMARKET

- Close to Train Station
- Two Bedrooms
- Conservatory
- Neatly Presented Garden
- Double Off-Road Parking

Tenure: Freehold

EPC Rating: C

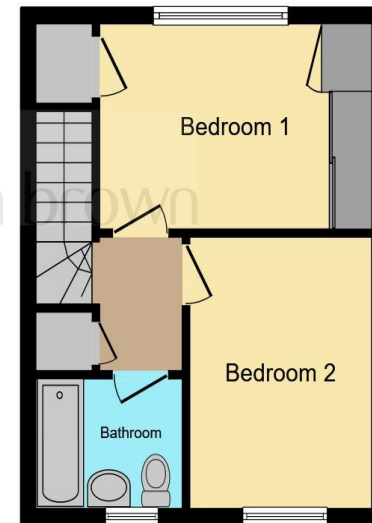
Council Tax Band: C

offers over

£260,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
NMT104188 - 0008

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william h brown



01638 660633



newmarket@williamhbrown.co.uk



Meldreth House Wellington Street,
NEWMARKET, Suffolk, CB8 0HT



williamhbrown.co.uk