



83 Weston Way,
Newmarket, Suffolk, CB8 7SF

Guide Price £260,000



83 Weston Way

Newmarket, Suffolk, CB8 7SF

Guide price £260,000



Description

Nicely presented and spacious 2-bedroom mid terraced house, located in a cul-de-sac in this popular residential area to the north of the town. Benefitting from gas central heating, double-glazing, good sized garden and allocated parking for 2 vehicles, the property is a great first-time purchase or investment property.

Living Room - 6.71m x 4.34m (22'0" x 14'3")

Double glazed Upvc entrance door. Stairs to first floor with understairs storage. Two radiators. Two ceiling light points. Arched opening to:

Kitchen - 3.99m x 2.08m (13'1" x 6'9")

Refitted with range of units at base and wall level with work surfaces over. Single bowl sink with mixer tap. Double glazed window to the rear aspect. Double glazed patio doors to the rear garden. Space and plumbing for automatic washing machine. Zanussi oven with 4-ring Zanussi hob over and extractor above. Space for fridge freezer. Space and plumbing for dishwasher. Cupboard housing Ideal gas fired boiler serving central heating and hot water.

Landing - 2.46m x 0.84m (8'1" x 2'9")

Ceiling light point.

Bedroom 1 - 4.34m x 3.96m (14'2" x 13'0")

Two double glazed windows to the rear aspect. Two radiators. Access to loft space. Ceiling light point.

Bedroom 2 - 3.33m x 2.57m (10'11" x 8'5")

Double glazed window to the front aspect. Radiator. Ceiling light point.

Bathroom - 1.68m x 1.68m (5'6" x 5'6")

Panelled bath with shower attachment and screen. Wash basin. low level WC. Heated towel rail. Tiled splash areas. extractor.

Outside

The frontage is laid to lawn with pathway to a covered entrance porch. The good-sized rear garden has a patio and area of lawn with an outside tap. The garden is enclosed with timber fencing with gate at rear leading to the parking area. Timber garden shed. There are two allocated parking spaces.

Property Information

Local Council is Suffolk County Council - Council

Tax Band is B

The property is freehold with registered title SK47449

Flood risk is very low.

All main's services are connected

The seller is not aware of any Restrictive Covenants, Wayleaves, Easements or Rights of Way

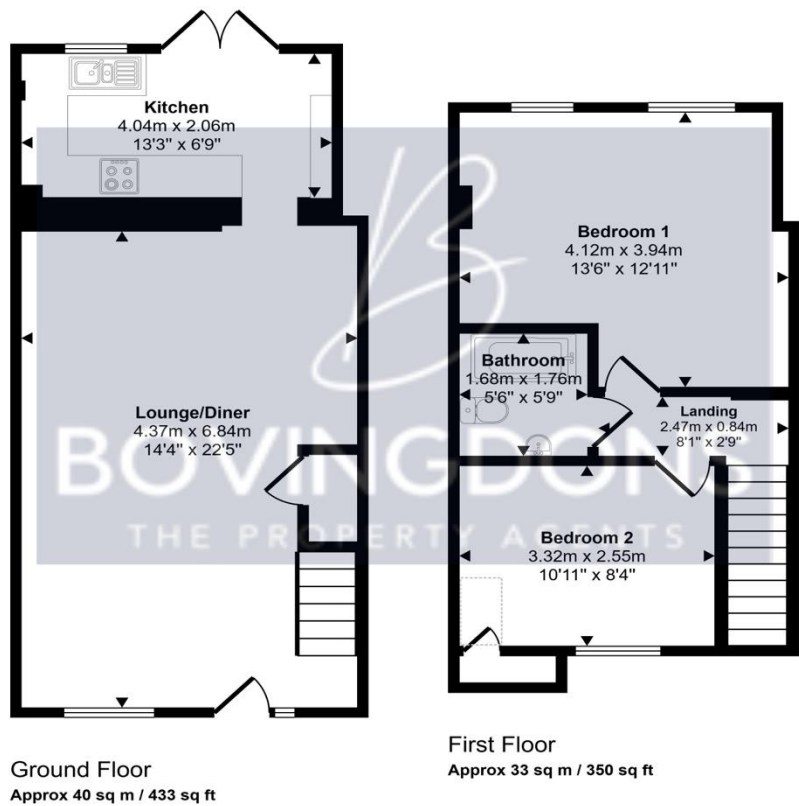
Estimated Broadband speeds are Standard 23mbps, Superfast 67mbps and Ultrafast 1000mbps





Floor Plan

Approx Gross Internal Area
73 sq m / 784 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

