



1 Laureate Gardens

Newmarket, Suffolk, LCB8 0AW

Guide Price £265,000



Nicely presented 2-bedroom end of terrace bungalow in this popular location. The bungalow benefits from gas fired warm air heating and double glazing and an enclosed rear garden with brick storage shed. Located close to leisure facilities and supermarket, this is a great first-time purchase or suitable for the down-sizer/retiree.



Newmarket

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horse racing being home to many racing institutions including the National Stud, the National Horse racing Museum, Tattersalls and the Jockey Club. Some of the finest racing in the world is seen on the Rowley Mile and the July Course. Newmarket itself provides a good range of amenities including schools, shopping facilities, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by road or rail from Newmarket. There is excellent access to the A14 and A11 (M11) trunk roads and there is a branch rail line connection with Cambridge, Audley End and Whittlesford Parkway offering direct rail lines into London, with the fastest trains taking under one hour. Air travel is also nearby, with Stansted International Airport approximately thirty-five minutes' drive.

Hallway

Part Upvc double glazed entrance door and side panel. Warm air heating thermostat. Access to loft space. Cupboard housing the gas fired Johnson & Starley, Aquair warm air heating boiler with programmer. Built-in cupboard with radiator and shelving. Further storage cupboard with gas meter.

Living Room - 4.65m x 3.28m (15'3" x 10'9")

Double glazed window to the front aspect. Two warm air vents. TV point. Coved ceiling with light point.

Kitchen - 4.01m x 2.69m (13'2" x 8'10")

Range of units at base and wall level with roll top work surfaces over. Space and plumbing for automatic washing machine. 4-Ring gas hob. Single electric oven. Space for free standing fridge/freezer. Serving hatch. Ceiling light point. Double glazed door to the rear. Tiled splash area. Double glazed window to the rear aspect and double-glazed door to the rear garden.

Bedroom 1 - 3.78m x 2.9m (12'5" x 9'6")

Double glazed window to the front aspect. Warm air vent. Built-in wardrobes. Ceiling light point

Bedroom 2 - 2.69m x 2.13m (8'10" x 7'0")

Double glazed window to the rear aspect. Warm air vent. Built-in single wardrobe. Ceiling light point.

Bathroom - 2.01m x 1.68m (6'7" x 5'6")

Double glazed window to the rear aspect. Low level WC. Wash basin in vanity unit with cupboard under. Panelled bath with mixer tap and shower attachment. Tiled splash areas. Ceiling light point. Warm air vent.

Outside

The frontage has an area of lawn and a gravelled parking area. The rear garden has a brick storage barn with window to the side aspect and with power & light. Outside tap. Paved patio. Area of lawn. Personal gate to side to the frontage. Fenced bin store. Shed to rear of garden.

Property Information

Local Council is Suffolk County Council - Council Tax Band is B
The property is Freehold with Registered Title number SK174437
Flood Risk is very low.

Estimated built between 1976 & 1982.

Covenants apply but we are not aware of any Wayleaves, Easements or Rights of Way

Heating is warm air and all main's services are connected.

Estimated broadband speeds are Standard 9mbps, Superfast 35mbps & Ultrafast 1000mbps.

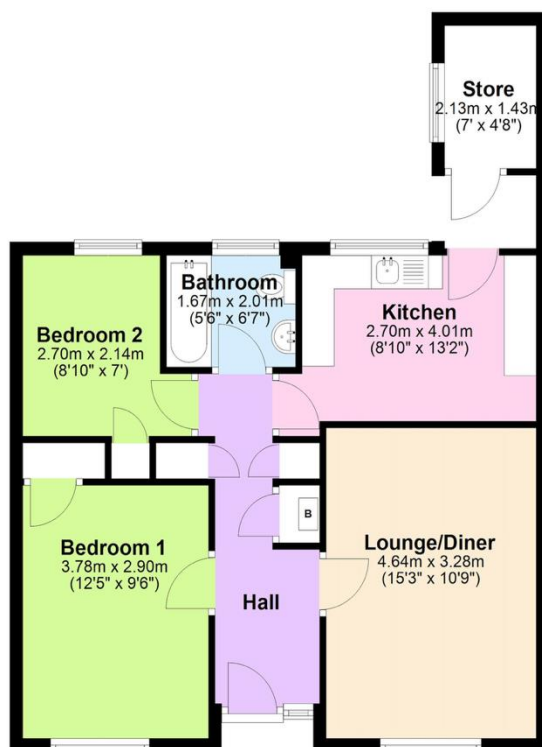
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to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

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Ground Floor

Approx. 61.7 sq. metres (664.2 sq. feet)



Total area: approx. 61.7 sq. metres (664.2 sq. feet)



Energy Efficiency Graph

