



All Saints Road
Newmarket, Suffolk CB8 8HH
Guide Price £269,500

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A beautiful bay-fronted Victorian home which has undergone a number of improvements to include new windows and doors, new guttering, re-fitted kitchen, re-decoration throughout and a recently turfed rear garden. The property is set within a very desirable and popular residential area.

Offering spacious accommodation comprising a sitting room, separate dining room, re-fitted kitchen, downstairs bathroom and three good sized bedrooms.

Complete with a small front garden with gated access and fully enclosed rear garden with lawn and paved patio/seating area.

Offered for sale with the distinct advantage of no onward chain - early viewing is essential.

EPC (C)

Council Tax B (West Suffolk)

Accommodation Details

Part glazed front door with top light leading through to:

Living Room 10'9" x 11'1" (3.30 x 3.40)

With feature fireplace, built in fuse box cupboard, TV aerial connection point, radiator, bay window to the front aspect and door leading through to:

Inner Hall

With staircase rising to the first floor, access and door leading through to:

Dining Room 11'5" x 9'2" (3.50 x 2.80)

With feature fireplace, radiator, window to the rear aspect, access and door leading through to:

Kitchen 8'2" x 10'5" (2.51 x 3.20)

Re-fitted kitchen with a range of base and eye level storage units with work surfaces over, sink with drainer and mixer tap over, tiled splashbacks, built in oven, separate four ring gas hob with extractor hood above, space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter fridge and freezer, radiator, window to the side aspect, part glazed door to the side

aspect leading out to the rear garden and door leading through to:

Bathroom

With suite comprising low level WC, pedestal hand wash basin and panel bath with shower over and glass screen, built in cupboard housing boiler, part tiled walls, radiator and window with obscured glass to the rear aspect.

First Floor Landing

With access and doors leading through to:

Bedroom 1 11'1" x 10'9" (3.40 x 3.30)

Built in cupboard, radiator, carpeted flooring and two windows to the front aspect.

Bedroom 2 9'10" x 8'10" (3.00 x 2.70)

Access to loft space, carpeted flooring, radiator and window to the rear aspect.

Ensuite WC

With low level WC and wash basin with vanity under.

Bedroom 3 9'10" x 7'10" (3.00 x 2.40)

Carpeted flooring, radiator and window to the rear aspect.

Outside - Front

Enclosed front garden laid to lawn with gated access, pathway leading to the front door.

Outside - Rear

Fully enclosed and recently turfed rear garden with paved patio/seating area and pathway to the side of the property.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 74

Parking - On street

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - No

Broadband Type - Ultrafast available, Max 1000Mbps download, 220Mbps upload

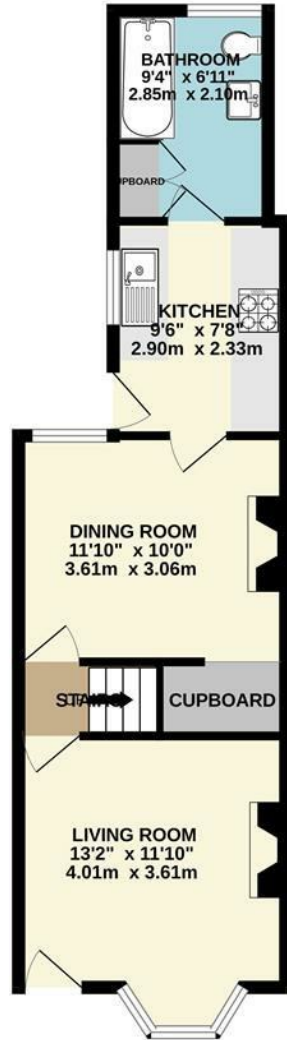
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants

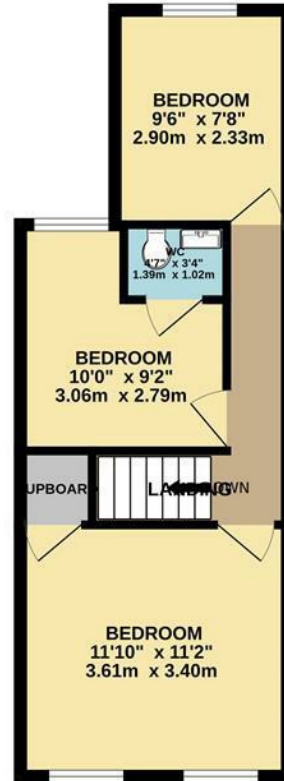
- None that the vendor is aware of



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



177 ALL SAINTS RD

TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Energy Efficiency Rating: 87 (Current), 72 (Potential)

Environmental Impact (CO₂) Rating: A (Current), B (Potential)

England & Wales EU Directive 2002/91/EC

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