



**Bartons Place, Newmarket CB8 0EY**

**£250,000**

**MA**  
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## Bartons Place, Newmarket CB8 0EY

Nestled at the end of a quiet cul-de-sac is this two-bedroom semi-detached bungalow, offered for sale with no onward chain.

The layout includes an entrance porch and hallway, living room, kitchen, two double bedrooms, and a bathroom. Double glazed windows and gas central heating throughout.

Outside, the property boasts front and rear gardens, with the enclosed rear garden facing southeast.

### Entrance Hall

Brick built porch leading to hallway. Access to loft space with ladder. Doors to all rooms.

### Kitchen 12'4" x 8'3" (3.76m x 2.53m)

A range of eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated eye level double oven. Inset 4 ring gas hob with extractor over. Space for washing machine and fridge/freezer. Tiled splashbacks throughout. Vinyl flooring. Obscured glazed door leading to rear garden. Window overlooking rear garden. Door leading to entrance hall. Radiator.

### Living Room 14'5" x 10'10" (4.40m x 3.32m)

Generous living room with large window overlooking the front aspect. Door to entrance hall. Radiator.

### Bedroom 1 11'8" x 10'9" (3.57m x 3.29m)

Double room with built-in

wardrobes. Door leading to entrance hall. Window overlooking the front aspect. Radiator

### Bedroom 2 12'4" x 10'9" (3.77m x 3.30m)

Spacious double room with built-in wardrobes. Door leading to entrance hall. Window overlooking the rear aspect. Radiator.

### Wet Room

Spacious wet room with white suite comprising of low level W.C., pedestal hand basin and generous walk-in shower with glass screen. Tiled wet areas. Vinyl flooring. Built-in storage cupboard. Obscured window

### Outside - Front

Hardstanding pathway leading to porch. Lawn areas either side of the path with mature shrubs.

### Outside - Rear

Fully enclosed garden, laid to patio with borders for planting. Side access gate.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-detached Bungalow

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - 67 SQM

Parking – on street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 220mbps upload

Mobile Signal/Coverage – Good

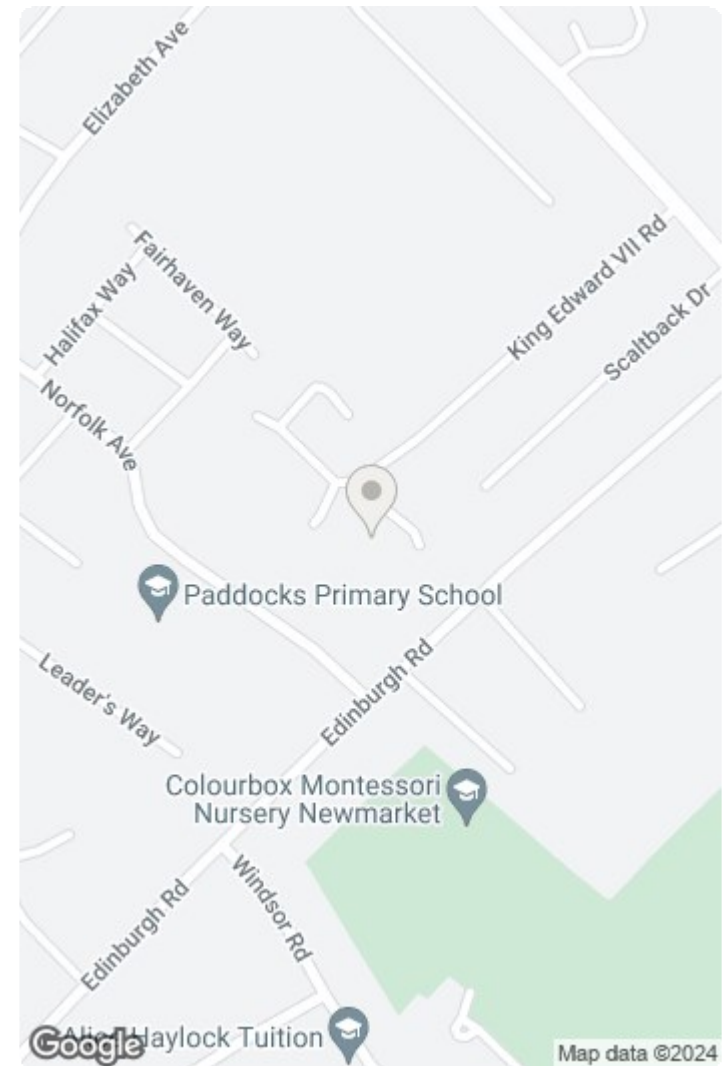
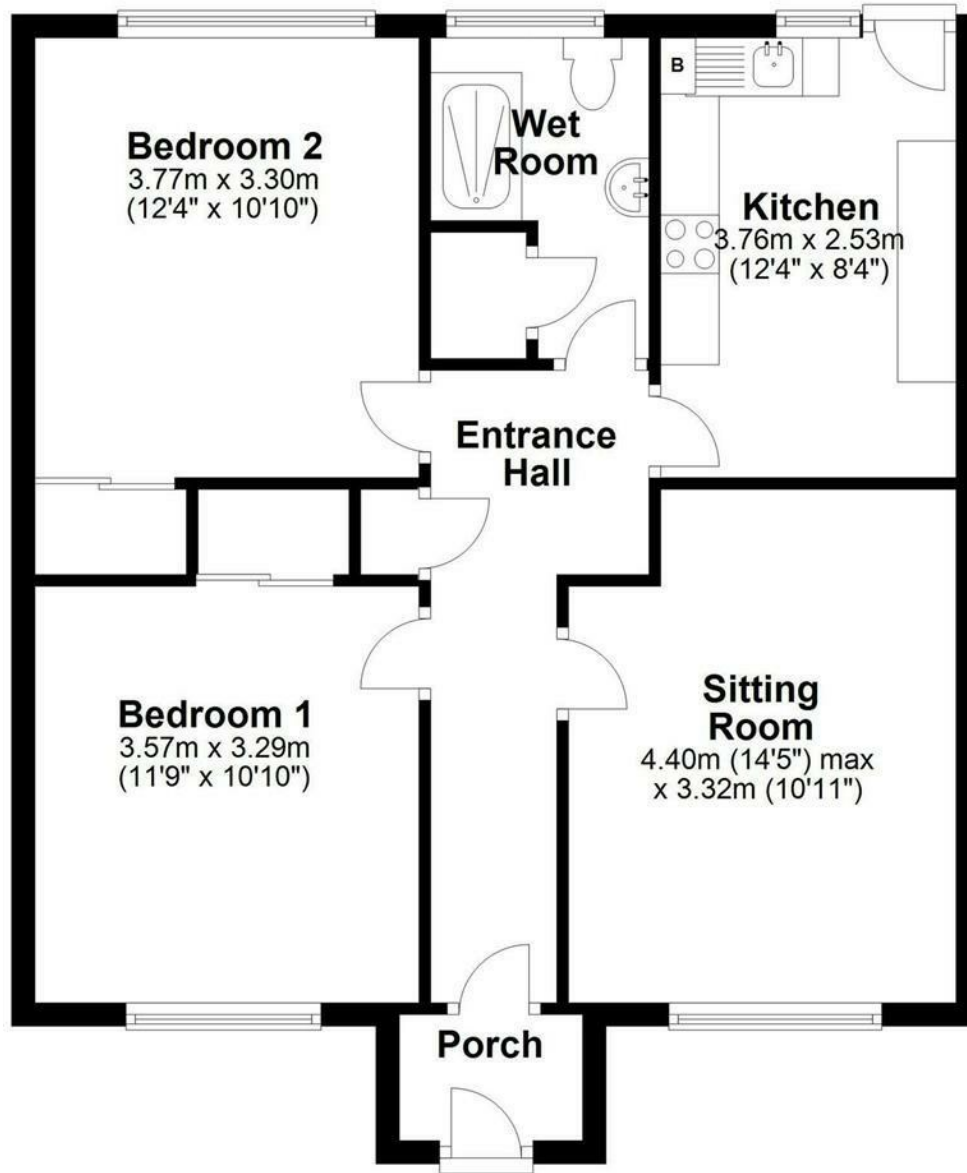
Rights of Way, Easements,

Covenants – None that the vendor is aware of



# Ground Floor

Approx. 67.3 sq. metres (724.5 sq. feet)



Total area: approx. 67.3 sq. metres (724.5 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	87		

Energy Efficiency Rating: A scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs). The current rating is 70 and the potential rating is 87.

Environmental Impact (CO<sub>2</sub>) Rating: A scale from A (Very environmentally friendly - lower CO<sub>2</sub> emissions) to G (Not environmentally friendly - higher CO<sub>2</sub> emissions). The current rating is empty and the potential rating is empty.

England & Wales EU Directive 2002/91/EC

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