



**Freshfields, Newmarket CB8 0EG**

**Guide Price £234,000**

**MA**

Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Freshfields, Newmarket CB8 oEG

A competitively priced semi-detached family home, offered for sale with NO ONWARD CHAIN and located in a particularly quiet residential area set within walking distance of the town centre, local shops, amenities and schools.

Requiring a degree of refurbishment, this property offers good size rooms throughout with accommodation comprising an entrance hall, living room, dining room, kitchen, three bedrooms and a bathroom with separate WC.

Externally offering an enclosed front garden with potential for off road parking (subject to consent) and a generous size rear garden with lovely aspect overlooking open playing fields.

EPC (TBC)

Council Tax B (West Suffolk)

### Accommodation Details:

Storm canopy and front entrance door through to the:

### Entrance Hall

With staircase rising to the first floor and door through to the:

### Living Room 12'7" x 13'3" (3.86 x 4.04)

With featured fireplace (currently boarded), window to the front aspect and opening through to the:

### Dining Room 9'0" x 10'2" (2.75 x 3.12)

With window to the rear aspect and door through to the:

### Kitchen 7'10" x 10'2" (2.4 x 3.12)

Fitted with eye and base level storage units and working surfaces over, tiled splash back areas, stainless steel sink and drainer with hot and cold taps over, space for an oven and washing machine. Window to the rear aspect and side external door.

### First Floor Landing

With access through to the bedrooms and bathroom.

### Bedroom 1 11'1" x 11'5" (3.40 x 3.49)

Double bedroom with window to the front aspect and fireplace to side.

### Bedroom 2 10'9" x 10'3" (3.30 x 3.13)

Double bedroom with window to the rear aspect.

### Bedroom 3 8'9" x 8'11" (2.67 x 2.72)

With window to the front aspect.

### WC

Low level WC and obscured window to the side aspect.

### Bathroom

Comprising a hand wash basin, panelled bath, access to the airing cupboard and obscured window to the side aspect.

### Outside - Front

Enclosed by hedging frontage and pathway leading to the front entrance.

### Outside - Rear

Generous sized rear garden with views overlooking open field.

### PROPERTY INFORMATION:

EPC - G

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 83 SQM

Parking - N/A

Electric Supply - Mains

Water Supply - Mains

Sewerage - Main

Heating sources - TBC

Broadband Connected - TBC

Broadband Type - Ultrafast

available, 1000Mbps upload, 220Mbps download

Mobile Signal/Coverage - Likely

Rights of Way, Easements,

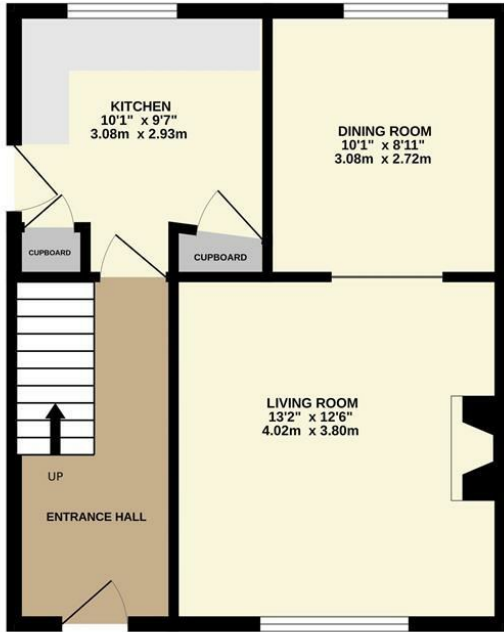
Covenants - Shared pathway to front

Location - What 3 Words -

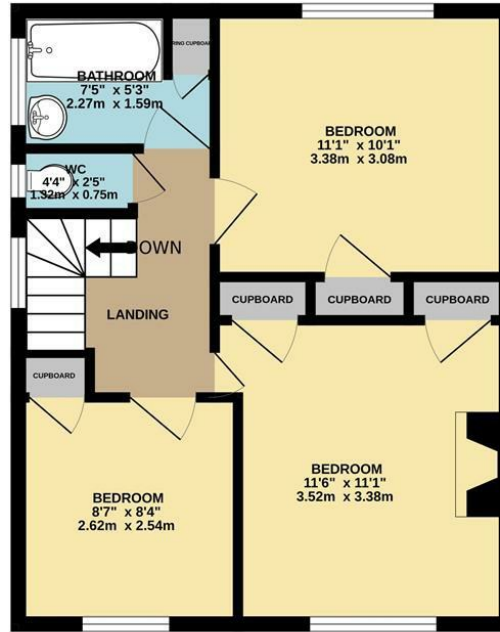
///stocks.juggled.defaults



GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



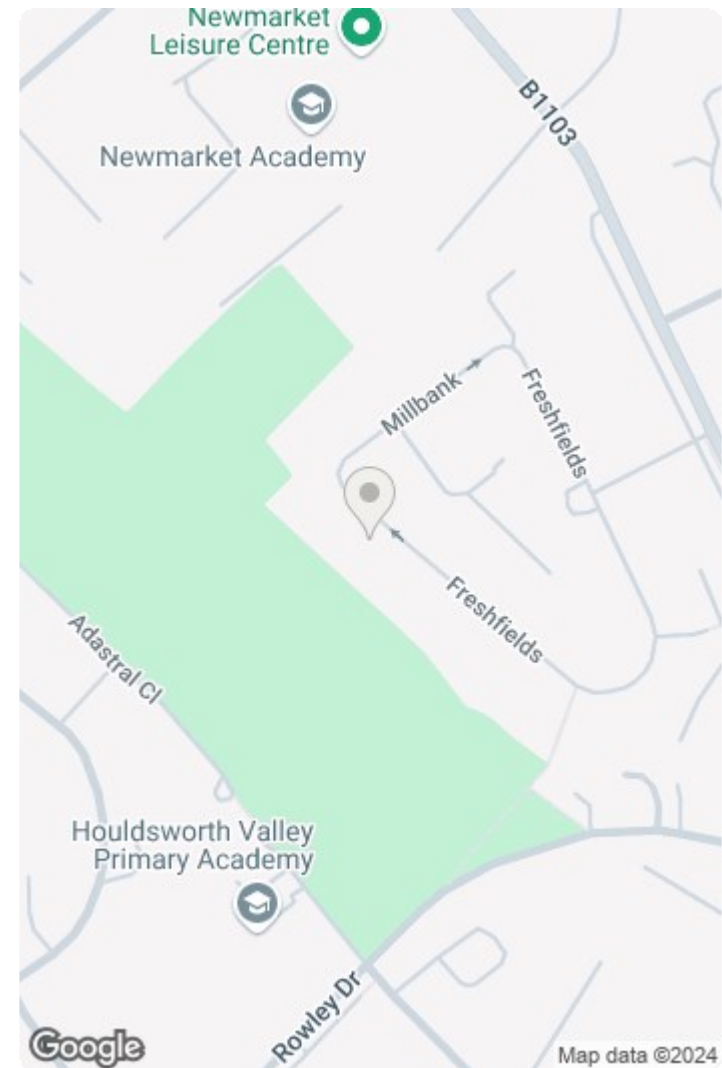
1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



69 FRESHFIELDS, NEWMARKET, CB8 0EG

TOTAL FLOOR AREA: 850 sq.ft. (78.9 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.  
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		87	16
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

