



Anvil Way
Newmarket, CB8 8GY
Guide Price £340,000

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Anvil Way, Newmarket, CB8 8GY

Set in a quiet location within the village and offering flexible accommodation with entrance hall, cloakroom, dining room/playroom and kitchen breakfast room on the ground floor, master bedroom with ensuite and living room/bed4 to the first floor and 2 double bedrooms and family bathroom to the 2nd floor.

Externally benefitting from a South facing enclosed garden, driveway and garage.

EPC (C)

Council Tax D (West Suffolk)

Accommodation Details:

Storm canopy and fully glazed front entrance door through to the:

Hallway

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

Kitchen/Breakfast Room 12'3" x 15'7" (3.74 x 4.76)

Modern fitted kitchen with a range of matching eye and base level fitted storage units and working surfaces over, tiled splash back areas, inset stainless steel sink and drainer with mixer tap, double oven and 4-ring electric hob with extractor hood above. Space and plumbing for a dishwasher, washing machine and fridge/freezer. Laid wooden flooring, radiator, window and French style doors to the rear aspect.

Dining Room 14'0" max x 8'11" (4.28 max x 2.72)

With radiator and window to the front aspect.

WC

Low level WC, pedestal wash basin and radiator.

First Floor Landing

With staircase rising to the second floor.

Sitting Room 10'5" x 15'8" (3.20 x 4.80)

Good sized sitting room with TV connection point, radiator, window to the rear aspect and French style doors opening to a Juliet balcony.

Bedroom 1 11'6" x 9'2" (3.51 x 2.80)

Double bedroom with built-in wardrobe, radiator, window to the front aspect and door through to the:

Ensuite

Three piece bathroom suite comprising a low WC, pedestal wash basin, enclosed shower cubicle, part tiled walls, radiator and obscured window to the front aspect.

Second Flooring Landing

With access to loft space.

Bedroom 2 9'2" x 15'8" (2.81 x 4.80)

With radiator and window to the rear aspect.

Bedroom 3 8'7" x 15'8" (2.63 x 4.80)

With radiator and window to the front aspect.

Bathroom

Three piece bathroom suite comprising a low level WC, pedestal wash basin, panelled bath with hand held shower attachment, part tiled

walls, radiator and window to the side aspect.

Outside - Rear

Fully enclosed rear garden mostly laid to lawn, boarded with shrubs and flowers.

Outside - Front

Driveway leading up to the single garage, laid lawn area with planted shrubs and pathway up to the front entrance.

Garage 16'8" x 8'6" (5.09 x 2.61)

Metal up and over door. Power and lighting. Rear pedestrian door.

Property Information:

EPC - C

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Semi-Detached house

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 109 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - TBC

Broadband Type - Ultrafast available,

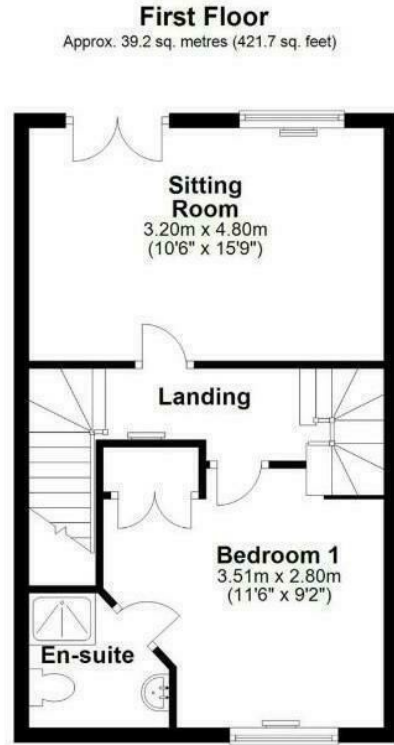
1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Limited

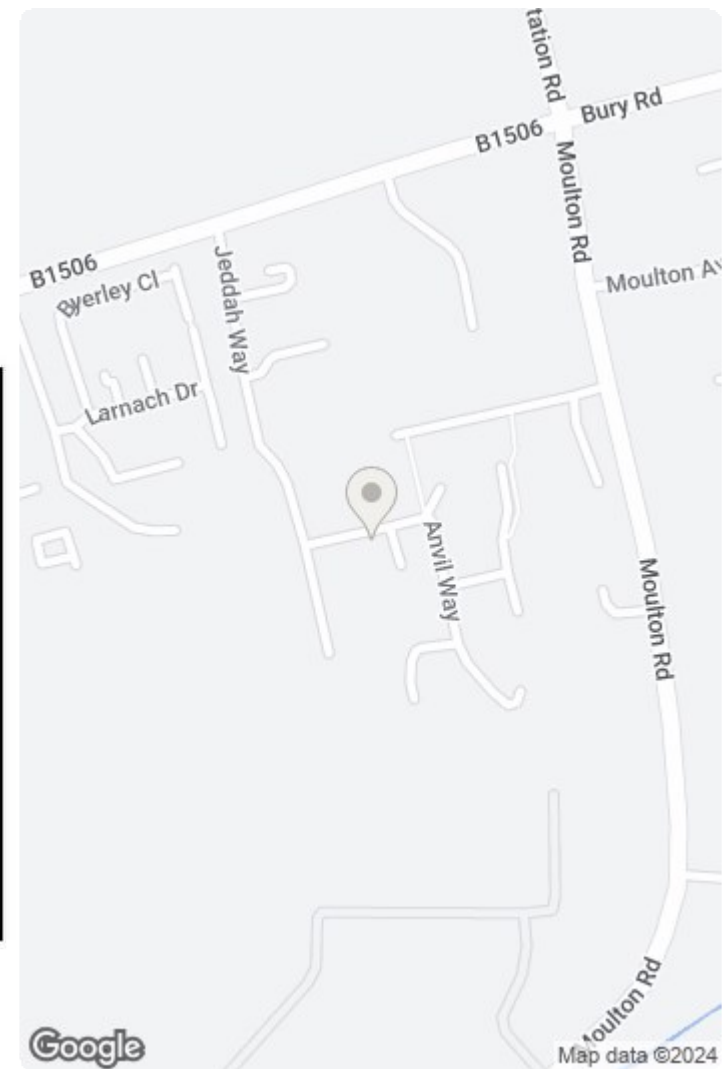
Rights of Way, Easements, Covenants

- None that the vendor is aware of





Total area: approx. 132.3 sq. metres (1424.5 sq. feet)



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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