



Barry Lynham Drive, Newmarket, CB8 8YU

Guide Price £300,000

MA

Morris Armitage

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Barry Lynham Drive, Newmarket CB8 8YU

A modern semi-detached family home standing within a quiet and peaceful cul-de-sac and enjoying a sizeable south west facing garden.

Requiring a little updating, this property benefits from living room, kitchen/dining room, three bedrooms and family bathroom.

Lovely enclosed garden, garage and parking.

Entrance

Doors to kitchen/dining room and living room. Stairs to first floor.

Kitchen/Dining Room 16'4" x 7'10" (5m x 2.4m)

Range of eye and base level cupboards with work top over. Composite sink and drainer with mixer tap over. Tiled splashback throughout working areas. Space and connection for gas cooker with extractor over. Space and plumbing for washing machine. Vinyl flooring. Doors leading to built-in cupboard and entrance hall. Dual windows overlooking front aspect.

Living Room 16'4" x 10'9" (5m x 3.3m)

Spacious living room with window overlooking rear aspect. Doors leading to rear garden and entrance hall. Radiator. Wood effect flooring.

Landing

Doors leading to all bedrooms and bathroom. Stairs to ground floor.

Bedroom 1 16'4" x 8'2" (5m x 2.5m)

Generous double bedroom with dual

windows overlooking front aspect.

Wood effect flooring. Radiator. Door leading to landing.

Bedroom 2 8'10" x 7'10" (2.7m x 2.4)

Good sized room with window overlooking rear aspect. Wood effect flooring. Radiator. Door leading to landing.

Bedroom 3 7'10" x 7'2" (2.4m x 2.2m)

Good sized room with window overlooking rear aspect. Wood effect flooring. Radiator. Door leading to landing.

Bathroom

White suite comprising low level W.C., pedestal hand basin and panelled bath with shower over and glass screen. Tiled throughout wet areas. Radiator. Obscured window. Door leading to landing.

Outside - Front

Gravelled driveway leading to garage. Patio area with picket fence boundary. Front door with storm porch over.

Outside - Rear

Family garden mainly laid to lawn with mature hedge boundary. Patio area with door leading to living/dining room.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - E

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-detached House

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

Square Meters - 71 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

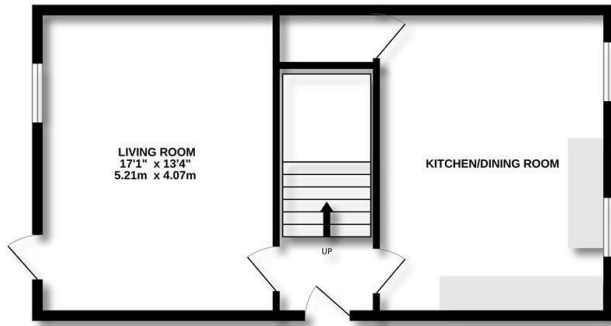
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

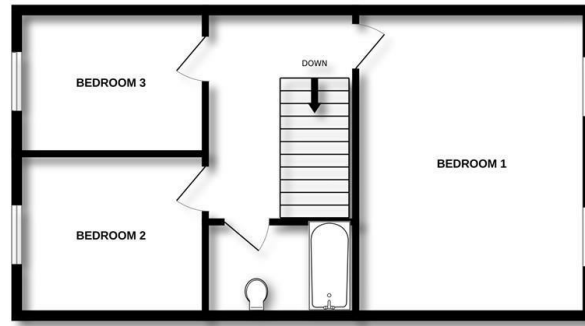
Rights of Way, Easements, Covenants – None that the vendor is aware of



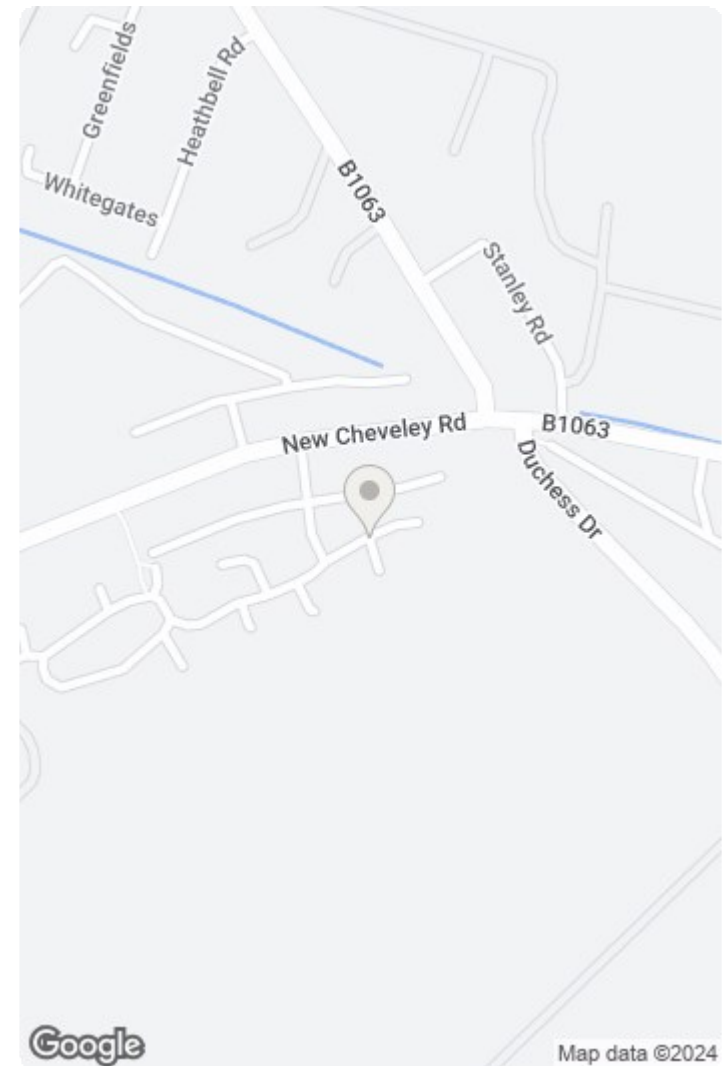
GROUND FLOOR



1ST FLOOR

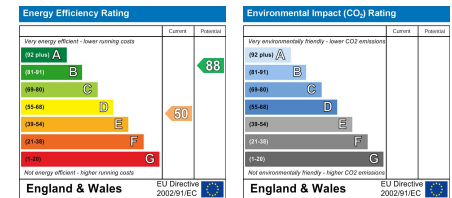


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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