



**Melrose Gardens,
Newmarket, Suffolk CB8 0EW
Guide Price £365,000**

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Melrose Gardens, Newmarket, Suffolk CB8 0EW

A deceptively large, extended and detached bungalow standing in a sought after cul-de-sac close to all amenities.

Partly renovated to include new uPVC windows throughout (excluding dining room), new boiler, new internal doors, majority of ceilings flat skimmed and decorated.

Only available due to a change of circumstances. Plans have been drawn up for an extension and can be viewed.

Complete with a driveway and detached garage and a good size enclosed rear garden.

EPC (D) Pre works.

Accommodation Details

Main entrance door to the side with storm porch leading through to:

Entrance Hall

With airing cupboard, radiator, access and door leading through to:

Sitting Room

19'0" x 11'8"

With high level window to the side aspect, fireplace opening, TV aerial connection point, radiator, opening leading through to:

Dining Room

11'2" x 10'1"

With window to the rear aspect, radiator.

Kitchen

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker, space for fridge/freezer, inset sink unit with mixer tap over, tile effect vinyl flooring, radiator, window to the side aspect, access and door leading through to:

Utility

10'1" x 8'2"

Fitted with base storage units with working top surfaces over, space and plumbing for washing machine, space for tumble dryer, tiled effect vinyl

flooring, part glazed door leading to the dining room, windows to rear and side aspects, part glazed door leading to the rear garden.

Bedroom 1

10'2" x 10'1"

With window to the front aspect, built in wardrobes, radiator.

Bedroom 2

10'2" x 9'9"

With window to the front aspect, built in wardrobe, radiator.

Bedroom 3

9'0" x 6'6"

With window to the side aspect, built in wardrobe, radiator.

Bathroom

6'6" x 5'4"

With suite comprising panel bath with shower over, pedestal wash hand basin and low level WC, tiled walls, tile effect vinyl flooring, radiator, extractor, window with obscured glass to the side aspect.

Outside - Front

Front garden laid to lawn with borders containing a variety of plants/shrubs, driveway leading to double wooden gates with access to:

Garage/Workshop

9'1" x 16'6"

Timber frame garage/workshop with power and lighting, window to the side aspect.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn.

Property Information

Maintenance fee - N/A

EPC - D (Pre-work)

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Detached

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

Square Meters - 76 SQM

Parking - Parking & Single 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 - Likely

Rights of Way, Easements, Covenants -

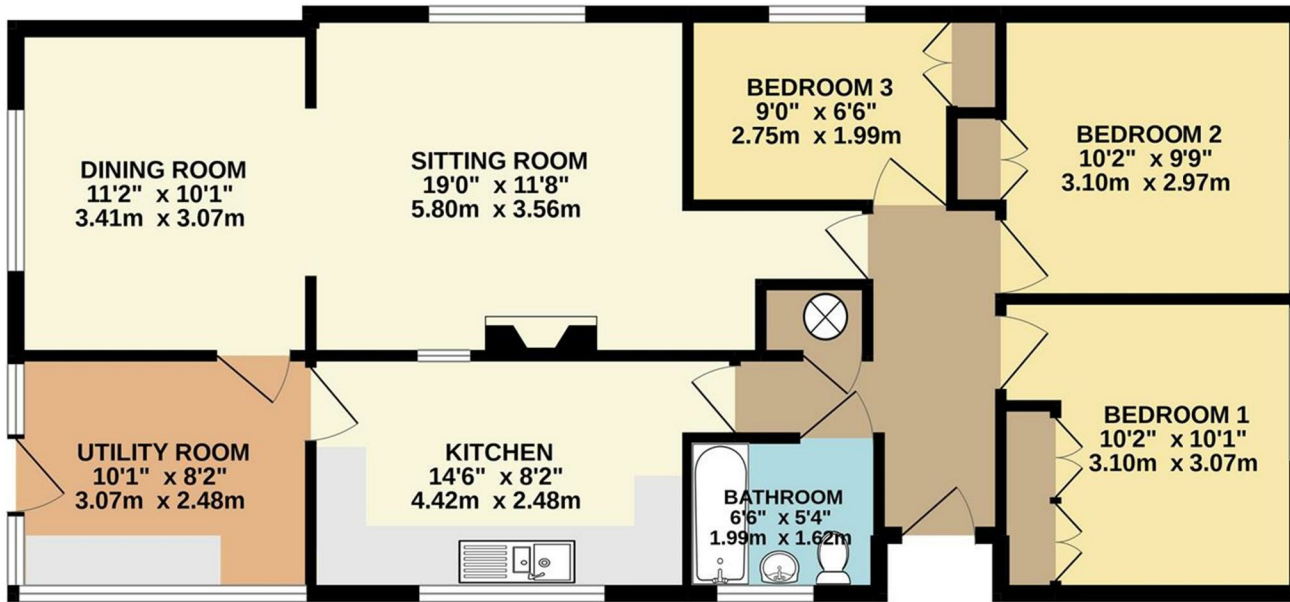
None that the vendor is aware of

Location - What 3 Words -

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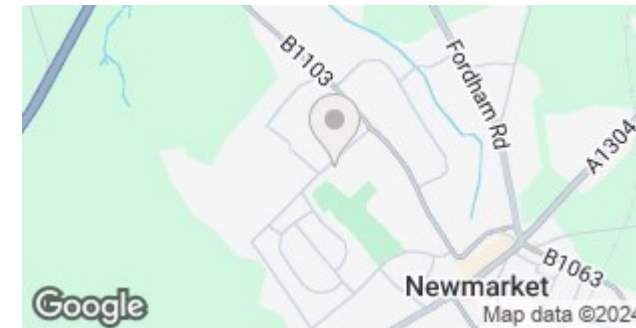
GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 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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- Extended Bungalow
- Newly Upgraded Combination Boiler
- Majority Newly Replaced uPVC Windows
- Requiring Completion
- Open Plan Living/Dining Room
- 3 Bedrooms
- Garage
- Driveway



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		85	59
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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