



Holland Park
Newmarket, Cambridgeshire CB8 9DL
Guide Price £400,000

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Set in the ever popular village of Cheveley, this 3 bedroom bungalow offers well presented accommodation including entrance hall, living / dining room, kitchen, utility room, bathroom and seperate WC.

Externally the property benefits from two garages and low maintenance garden laid mainly to paving slabs with mature shrubs and ornamental pond.

Viewing recommended.

Entrance Hall

Spacious entrance hall with wood effect flooring. Built-in storage cupboard. Radiator. Doors leading to living room, all bedrooms, bathroom and cloakroom.

Kitchen 9'7" x 8'0" (2.93m x 2.44m)

Range of eye and base level cupboards with work top over. Ceramic sink and drainer with mixer tap over. Space and connection for electric cooker, extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Built-in storage cupboard. Attractively tiled splashbacks. Window overlooking rear garden. Wood effect flooring. Opening to living/dining room.

Living/Dining Room 22'11" x 19'9" (7.00m x 6.02m)

Spacious open plan living/dining room with wood effect flooring throughout. Fireplace with slate hearth and mantel. Dual aspect windows. Radiator. Built-in storage cupboard. Glazed door to entrance hall. Door to conservatory.

Conservatory 9'7" x 7'1" (2.94m x 2.16m)

Currently used as a utility room. Space and plumbing for washing machine and tumble dryer. Fitted work top. Glazed door to rear garden. Vinyl tile effect flooring.

Bedroom 1 11'6" x 9'11" (3.53m x 3.04m)

Spacious double bedroom with wood effect flooring. Built-in double wardrobe. Radiator. Window overlooking side aspect. Door leading to entrance hall.

Bedroom 2 12'11" x 11'6" (3.96m x 3.53m)

Generous double bedroom with wood effect flooring. Built-in double wardrobe. Radiator. Window overlooking side aspect. Door leading to entrance hall

Bedroom 3 8'9" x 8'0" (2.69m x 2.44m)

Double bedroom with window overlooking front aspect. Built-in wardrobe. Radiator. Door to entrance hall.

Bathroom

Modern bathroom with low level W.C., pedestal hand basin, panelled bath and generous walk-in shower. Attractively tiled to all wet areas. Vinyl tile effect flooring. Obscured window. Door leading to entrance hall.

Cloakroom

Separate cloakroom with low level W.C.

Outside- Front

Lawned area with some mature shrub planting with step leading to front door. Hard standing area providing off road parking. Access gate leading to rear garden.

Outside - Rear

Generous enclosed garden mainly laid to paving with a variety planting to the borders. Ornamental pond.

PROPERTY INFORMATION

EPC -

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters -

Parking – Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil Fired Boiler

Broadband Connected - tbc

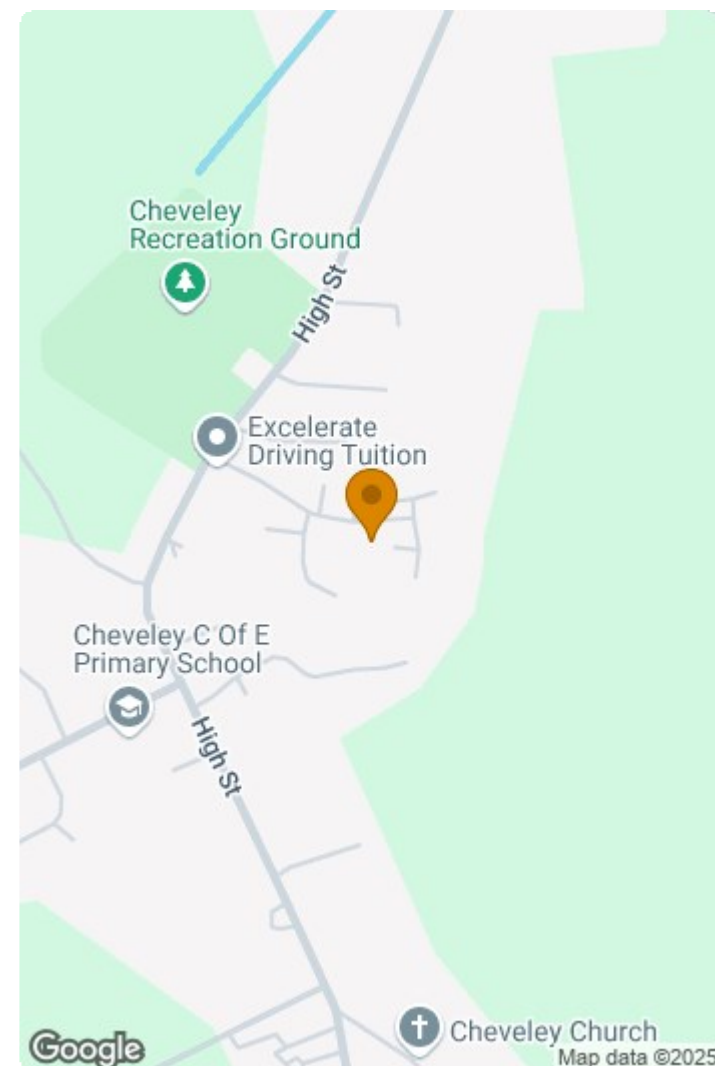
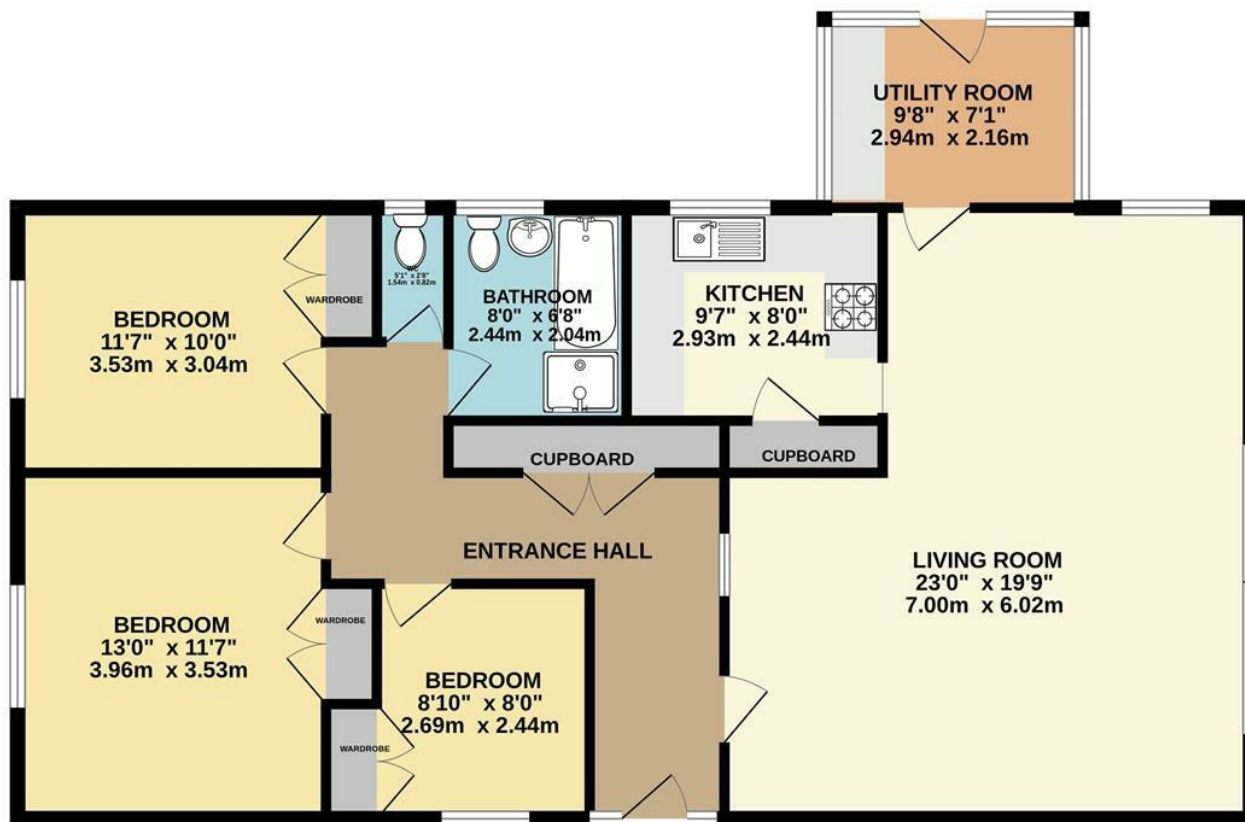
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

Location – What 3 Words - [///marketing.report.research](#)

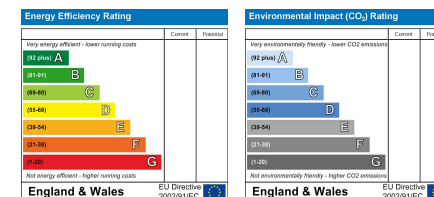
GROUND FLOOR 1131 sq.ft. (105.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1131 sq.ft. (105.0 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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