



Marino Court, Newmarket CB8 0LE

Asking Price £274,000

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Set in a quiet, no through road in the centre of the town, this semi-detached property offers open plan living with entrance hall, cloakroom with WC, open plan sitting, dining room and kitchen.

To the first floor, 2 double bedrooms with ample built in storage and bathroom. Externally, the property benefits from driveway parking and an enclosed garden.

Sold with the benefit of NO CHAIN.

Entrance Hall

Doors to living/dining room and cloakroom. Radiator.

Kitchen 4'9" x 7'1" (1.45m x 2.17m)

Modern kitchen with range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with gas hob and extractor over. Space and plumbing for washing machine and dishwasher. Attractively tiled splashbacks. LVT wood flooring. Window to rear aspect.

Living/Dining Room 14'11" x 17'0" (4.57m x 5.19m)

Generous room with window overlooking front aspect and French doors leading to rear garden. LVT wood flooring throughout. Opening to kitchen. Radiator. Stairs leading to first floor with understairs cupboard. Door to entrance hall.

Cloakroom

White suite comprising low level W.C. and wall mounted hand basin with mixer tap over. Tiled flooring. Obscured window. Door to entrance hall.

Landing

Doors to all bedrooms and bathroom. Window to ?/ aspect. Stairs to ground floor.

Bedroom 1 8'4" x 17'0" (2.55m x 5.19m)

Spacious double bedroom with built-in wardrobes. Window overlooking front aspect. Radiator. Door to landing.

Bedroom 2 9'5" x 6'10" (2.88m x 2.10m)

Double bedroom with window overlooking front aspect. Radiator. Door to entrance landing.

Bathroom 6'4" x 6'0" (1.95m x 1.84m)

White suite comprising low level W.C., pedestal hand basin with mixer tap over and panelled bath with wall mounted shower over. Attractively tiled walls. Radiator. Obscured window. Door to landing.

Outside - Front

Slate chipping bed with mature shrub planting. Pathway leading to front door.

Outside - Rear

Sizable patio area with French doors leading to living/dining room. Lawned area beyond with raised decked seating area. Planted borders. Timber shed.

PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - ~Semi-Detached House

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

Square Meters - tbc

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps 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
297 sq.ft. (27.6 sq.m.) approx.

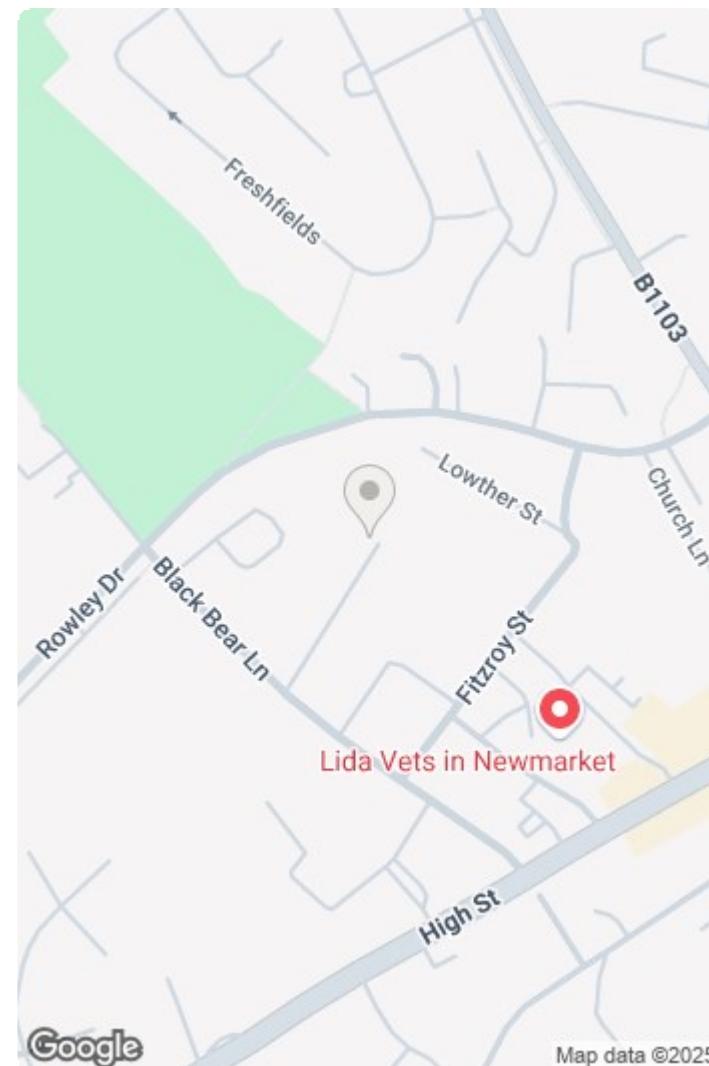


1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
70-80	C		
59-69	D		
49-58	E		
39-48	F		
2-38	G		
Not energy efficient - higher running costs			
England & Wales		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		
70-80	C		
59-69	D		
49-58	E		
39-48	F		
2-38	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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