



Rochfort Avenue
Newmarket, CB8 0DL
Guide Price £365,000

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A modern and detached bungalow set at the end of a no-through road and positioned in this established and popular development.

Recently improved, this property offers cleverly arranged accommodation to include entrance porch, entrance hall, kitchen/dining room, living room, three bedrooms, conservatory and bathroom. Benefiting from oil fired heating and double glazing.

Externally the property offers an extensive driveway, garage and fully enclosed rear garden.

EPC (D)

Council Tax D (West Suffolk)

Accommodation Details:

Fully glazed front entrance door through to the:

Porch

With door through to the:

Entrance Hall

With access to the airing cupboard, storage cupboard, radiator and door through to the:

Living Room 18'9" x 9'9" (5.72 x 2.99)

Good sized living room with TV connection point, radiator, window to the front and side aspect and door through to the:

Kitchen 18'9" x 9'9" (5.72 x 2.99)

Fitted with matching eye and base level storage units with working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, space and plumbing for gas oven, dishwasher, fridge and washing machine. Radiator, window and external door to the side aspect.

Conservatory 10'4" x 7'6" (3.15 x 2.31)

With windows surrounding and door out to the rear garden.

Bedroom 1 13'3" x 10'11" (4.04 x 3.33)

Double bedroom with radiator and French style doors out to the conservatory.

Bedroom 2 9'7" x 8'10" (2.93 x 2.70)

With radiator and window to the side aspect.

Bedroom 3 10'11" x 8'5" (3.33 x 2.59)

With radiator and window to the rear aspect.

Bathroom 6'6", 18'0"5" x 5'4" (2.55 x 1.64)

Three piece suite comprising of a low level WC, pedestal was basin, p-shaped bath with wall mounted shower, part tiled walls and obscured windows to the side aspect.

Outside - Rear

Fully enclosed rear garden with patio seating area, laid shingle area and pedestrian gate.

Outside - Front

Extensive bloc driveway leading up to the garage.

Garage 16'6" x 8'7" (5.03 x 2.62)

With metal up and over door, power and lighting.

PROPERTY INFORMATION:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Detached Bungalow

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

Square Meters - 77 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 – Good

Rights of Way, Easements,

Covenants – None that the vendor

is aware of



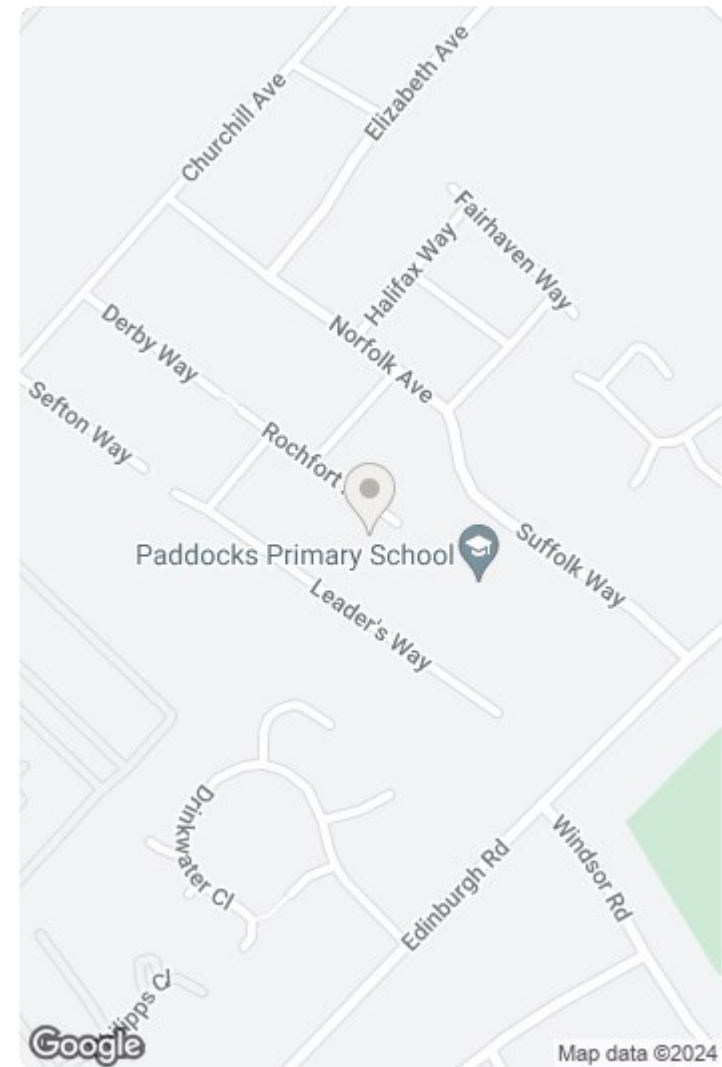
GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



20 ROCHFORD AVENUE

TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
55	83		
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>82-91 B</p> <p>72-81 C</p> <p>62-71 D</p> <p>52-61 E</p> <p>42-51 F</p> <p>32-41 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>82-91 B</p> <p>72-81 C</p> <p>62-71 D</p> <p>52-61 E</p> <p>42-51 F</p> <p>32-41 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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