

66 Park Lane - Asking Price £245,000

Newmarket CB8 8AZ

shires
residential



"Consistently providing outstanding service to our clients"

Asking Price £245,000

The Property

A well-presented and deceptively spacious two bed terrace located on Park Lane, Newmarket, within a five minute walk to the Town Centre. The property has recently been refurbished throughout and comprises living room, separate dining room, kitchen, two double bedrooms, family bathroom and store room/utility. Externally the property benefits from an enclosed garden to the rear. On street parking is available nearby.

GROUND FLOOR

LIVING ROOM

Bright living room with window to front aspect.

DINING ROOM

Stairs rising to first floor and window to rear and side aspect.

KITCHEN

A range of wall and base mounted units with work surfaces over, oven and hob with cooker hood over, integrated dishwasher, space for free standing fridge freezer, stainless steel sink and drainer, window to side aspect and door leading to rear garden.

STORE ROOM / UTILITY

Base mounted unit with worktop and sink over, space for washer/dryer. Boiler.

FIRST FLOOR

Features

- 2 BED MID TERRACE
- DECEPTIVELY SPACIOUS / NEWLY RENOVATED
- ENCLOSED REAR GARDEN
- 2 RECEPTION ROOMS
- WALKING DISTANCE TO TOWN CENTRE
- IMMACULATELY PRESENTED
- COUNCIL TAX BAND B
- EPC RATING D
- ON STREET PARKING
- CLOSE TO TRAIN STATION

LANDING

Spacious landing with window to rear aspect and doors leading to bedroom one, two and family bathroom. Potential small study.

BEDROOM ONE

Generous double bedroom with dual windows to front aspect and built-in wardrobe.

BEDROOM TWO

Good sized double bedroom with window to rear aspect.





FAMILY BATHROOM

Partially tiled suite comprising vanity wash hand basin, WC, bath, large shower cubicle, heated towel rail and window to side aspect.

OUTSIDE

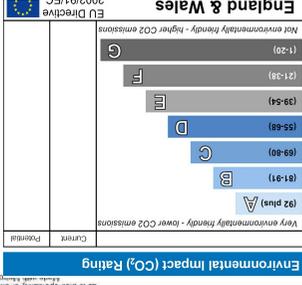
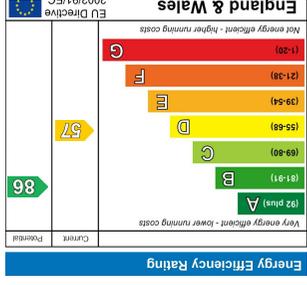
To the rear of the property there is an enclosed private garden.

SERVICES

Mains electric, water and drainage connected. Gas central heating.



These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.

TOTAL FLOOR AREA: 755 sq. ft. (70.1 sq.m.) approx.



GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



Shires Residential
 4 New Street, Mildenhall, Suffolk, IP28 7EN
 T: 01638 712132
 E: mildenhall@shiresresidential.com
 www.shiresresidential.com