



Fairlawns, Newmarket, CB8 9JS

CHEFFINS

Fairlawns

Newmarket,
CB8 9JS

- 2 Bedrooms - 1 Ensuite
- Open Plan Sitting/Dining Room
- Fitted Kitchen
- Gas Central Heating
- Sought After Residential Area

An attractive modern 2 bedroom terraced property situated in a well regarded residential cul-de-sac in a sought after town location. The property is superbly presented and benefits from an open plan sitting/dining room, 2 bedrooms with an ensuite and bathroom on the first floor, fitted kitchen. Additional features include 2 allocated parking spaces to the front of the property and an enclosed rear garden.

2 2 1

Guide Price £260,000





LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE HALL

with a half glazed UPVC double glazed entrance door, laminate flooring.

KITCHEN

with modern units comprising a ceramic sink and drainer with mixer tap, fitted base and wall units, worktops with upstands, integrated gas oven and grill with 4-burner gas hob and extractor hood over, cupboard housing gas-fired central heating boiler, tiled flooring, space and plumbing for washing machine.

SITTING/DINING ROOM

with stairs leading to first floor, laminate flooring, double glazed sliding door leading to rear.

CONSERVATORY/LEAN-TO

with pair of French doors leading to garden, windows to rear aspect.

FIRST FLOOR

LANDING

with access to roof space, airing cupboard with cylinder and immersion.

BEDROOM 1

with 2 double built in wardrobes.

ENSUITE SHOWER ROOM

with tiled shower cubicle, pedestal hand basin and low level WC, walls tiled half height, window to rear aspect.

BEDROOM 2

with built in wardrobe and cupboard storage.

BATHROOM

with a panelled bath with shower attachment, pedestal hand basin with cupboard storage under, low level WC, walls tiled half height, window to front aspect.

OUTSIDE

An open plan front garden with a raised shingled bed, shingled seating area, covered porch canopy with outside light, block paved driveway with 2 parking spaces.

Enclosed rear garden largely laid to paving with shingle borders and established hedge boundaries.

MATERIAL INFORMATION

Tenure - Freehold

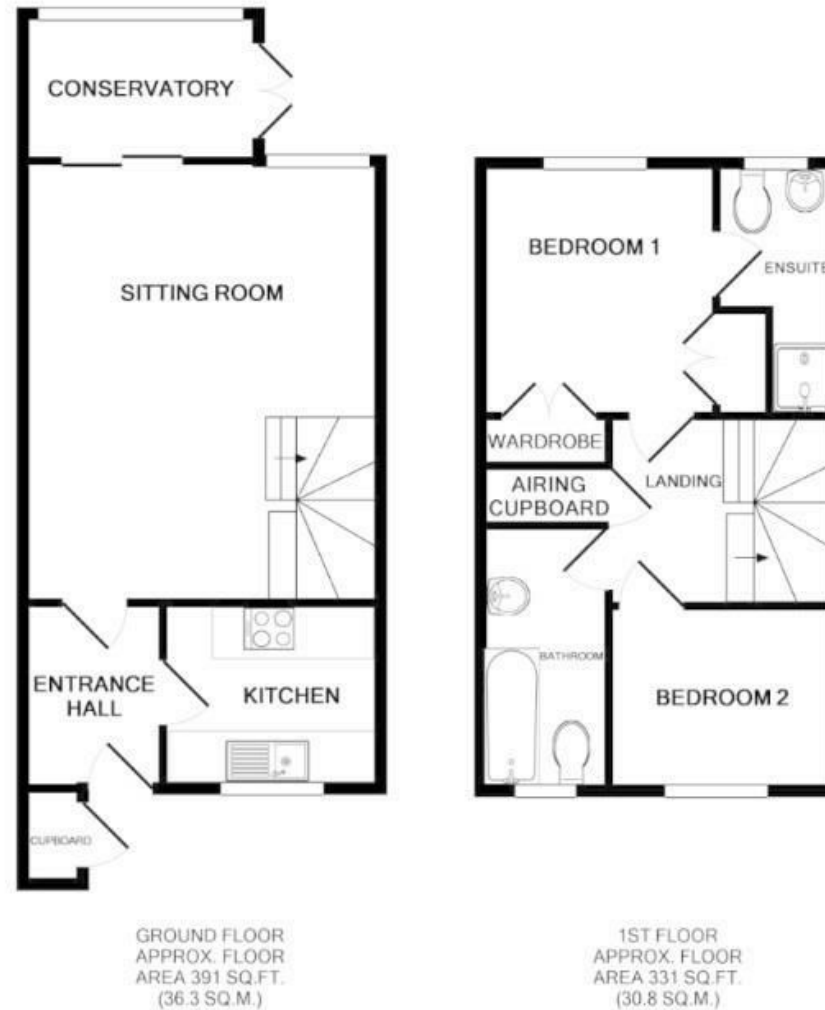
Council Tax Band - C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 Council Tax Band - C
 Local Authority - West Suffolk



TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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