



Edinburgh Road, Newmarket, CB8 0QF



Edinburgh Road

Newmarket,
CB8 0QF

- Detached Bungalow
- 3 Bedrooms
- Non-Estate Location
- Established Gardens
- Large Double Garage
- NO CHAIN

An individual 3 bedroom detached bungalow offering potential for updating and improvement situated in a corner plot in a well regarded town location. The property is offered with NO CHAIN and benefits from a triple aspect living room and a separate dining room. Additional features include a large double garage and enclosed largely private gardens.

3 1 2



Guide Price £410,000



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 PORCH

HALLWAY

LIVING ROOM

A triple aspect room with a fireplace with gas fire.

DINING ROOM/SNUG

with sliding patio doors leading to the garden.

KITCHEN

with a range of fitted base and wall mounted cupboards, door leading to the;

LEAN TO

with an access door to the rear garden and a further door to the front aspect.

BEDROOM 1

A double aspect room with built-in wardrobes.

BEDROOM 2

with built-in wardrobes.

BEDROOM 3

with built-in wardrobes.

BATHROOM

with a bath, hand basin, low level WC, shower cubicle.

OUTSIDE

The property is attractively situated between a large established hedge to the front and side boundaries with gardens laid to lawn. An established rear garden

is mainly laid to lawn, paved patio area and established shrub and flower borders.

Driveway to the side with parking for several vehicles and approached via Princess Way leading to a covered car port and a;

DOUBLE GARAGE

with a metal up and over door to the front, window and door to the rear.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Detached Bungalow

Property Construction - Brick with tiled roof (resin roof on garage, dining room and porch)

Number & Types of Room - Please refer to the floorplan

Square Footage - 1162.5


Parking - Garage and Driveway

Heating sources - Gas fired boiler to radiators and gas fire in living room.

For more information on this property, please refer to the Material Information Brochure on our website.





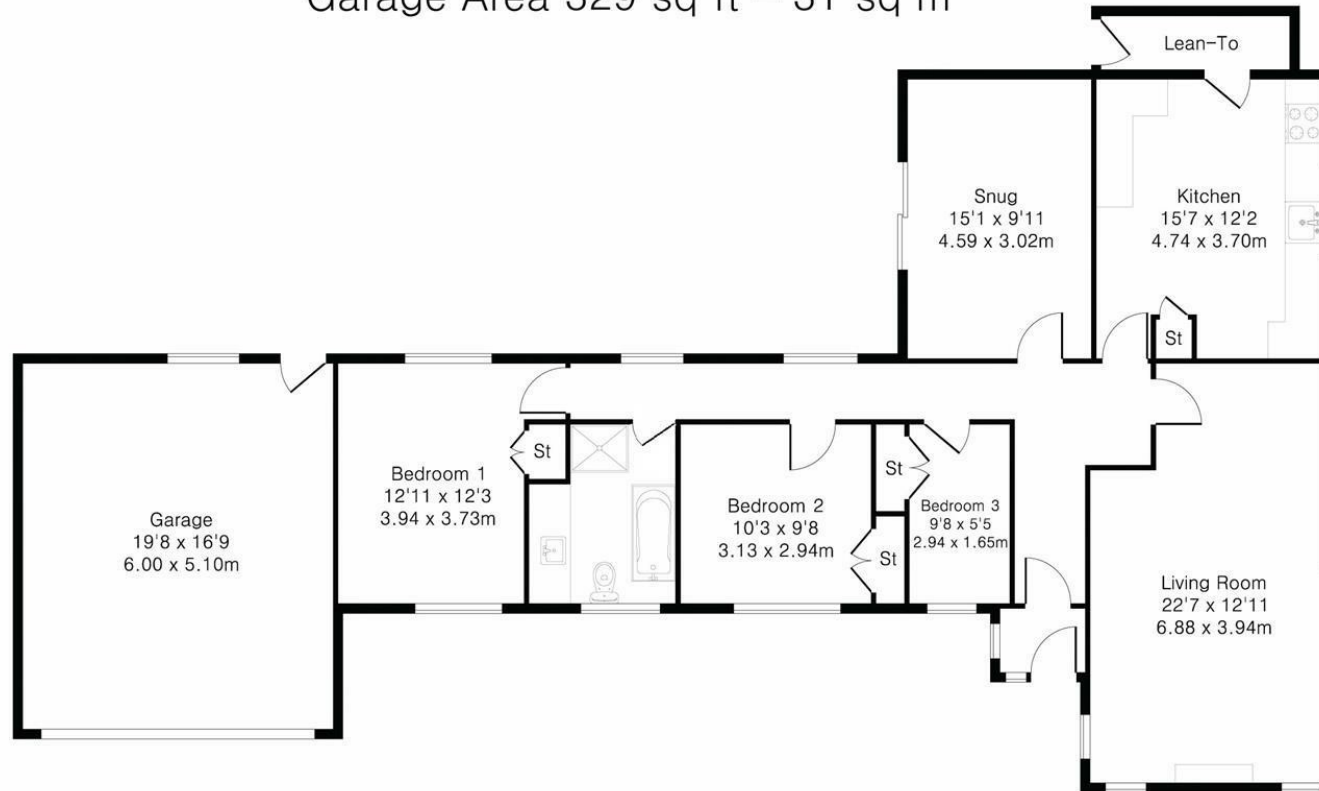
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	47
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC 



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 Local Authority - West Suffolk



Approximate Gross Internal Area 1170 sq ft – 109 sq m
Garage Area 329 sq ft – 31 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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