



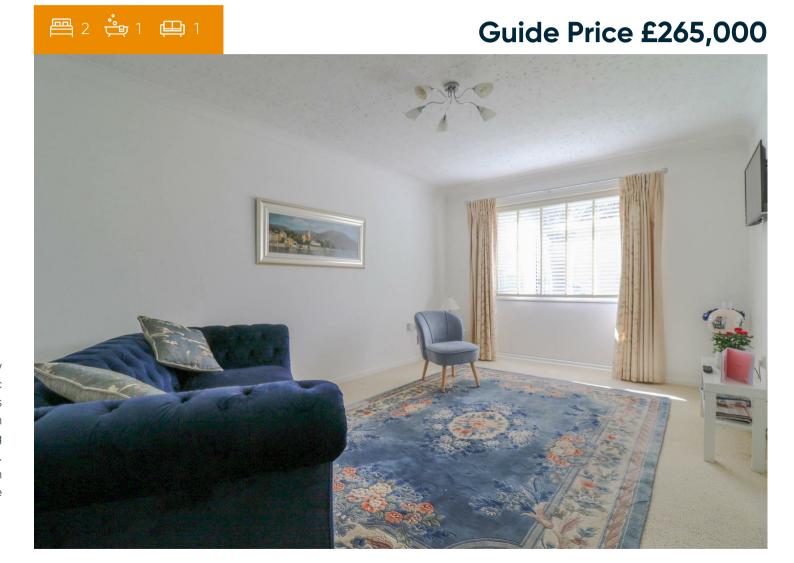


# **Laureate Gardens**

Newmarket, CB8 OAW

- End Terrace Bungalow
- 2 Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Excellent Presentation
- Attractive Gardens

A superbly presented 2 bedroom bungalow attractively situated in a private cul-de-sac close to Laureate School. The property has been updated and improved and benefits from a well equipped fitted kitchen, a living/dining room and 2 bedrooms with built-in wardrobes. Features include a landscaped front garden area and an attractive enclosed private garden to the rear.



# **CHEFFINS**













# **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.

# CHEFFINS

### **ENTRANCE HALL**

with a part glazed entrance door.

#### LIVING/DINING ROOM

with aspect over the front garden.

## KITCHEN/BREAKFAST ROOM

with a range of fitted base and wall mounted cupboards, eye level integrated oven and grill, 4 burner gas hob, wood effect flooring, half glazed door to the rear aspect.

#### **BEDROOM 1**

with a built-in wardrobe.

#### **BEDROOM 2**

with a built-in wardrobe.

#### **BATHROOM**

with a bath, hand basin, low level WC.

## **OUTSIDE**

The front of the property is a garden part laid to lawn with flower borders and shingled area. Potential off-road parking (subject to a dropped kerb)

To the rear of the property is an enclosed private garden laid to lawn with established shrub borders, paved patio with timber pergola and covered seating area.

## **Sales Agents Notes**

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





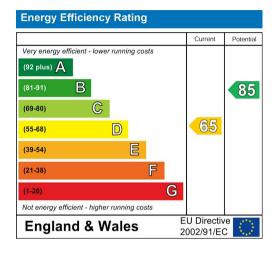






Cambridge | Ely | Haverhill | Newmarket | Saffron Walden | London cheffins.co.uk





Guide Price £265,000
Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk



**Ground Floor** 





