



Mill View, Gazeley, Newmarket, Cambridgeshire, CB8 8RN

MARK · EWIN
BURY ST EDMUNDS

**Mill View, Gazeley, Newmarket,
Cambridgeshire, CB8 8RN**

CHAIN FREE – A four-bedroom semi-detached property, situated in the village of Gazeley. The ground floor comprises an entrance hall, cloakroom, kitchen leading through to a utility room with external access, and a spacious open-plan sitting/dining room.

There is a conservatory with double doors opening out to the rear garden. On the first floor there are four bedrooms, with the principal benefitting from an ensuite. A family bathroom completes the accommodation.

Outside, the rear garden is mainly laid to lawn, with a paved patio area and a pathway leading to the bottom of the garden. To the front there is a garage and a blocked paved driveway.

Additional Information:

Tenure: Freehold

Council Tax Band: C

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains: Electric, Water and Drainage. Heating via oil central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

From Bury St Edmunds town centre, take the A14 towards Cambridge/Newmarket and exit at Junction 40, following signs for Gazeley. Continue into Gazeley and turn onto Mill View, where the property can be found on the right-hand side.

Location

Gazeley is a village in West Suffolk, approximately 5 miles from Newmarket and 10 miles from Bury St Edmunds. The village has a public house, village hall, recreation ground and church. Kennett railway station is approximately 2.5 miles away, while the A14 provides road links to Newmarket, Bury St Edmunds and Cambridge.

Accommodation:

Entrance Hall 6' 2" x 12' 9" (1.88m x 3.88m)

Kitchen 9' 4" x 10' 0" (2.84m x 3.05m)

Sitting Room 10' 11" x 14' 5" (3.32m x 4.39m)

Dining area 8' 2" x 10' 0" (2.49m x 3.05m)

Conservatory 8' 0" x 8' 11" (2.44m x 2.72m)

Utility 9' 4" x 13' 5" (2.84m x 4.09m)

Cloakroom 5' 7" x 3' 10" (1.70m x 1.17m)

Bedroom 9' 2" x 20' 1" (2.79m x 6.12m)

Bedroom 10' 8" x 11' 2" (3.25m x 3.40m)

Bedroom 10' 8" x 11' 5" (3.25m x 3.48m)

Ensuite 9' 2" x 4' 4" (2.79m x 1.32m)

Landing 6' 5" x 10' 3" (1.95m x 3.12m)

Bathroom 6' 5" x 5' 11" (1.95m x 1.80m)

Garage 9' 2" x 16' 11" (2.79m x 5.15m)

Additional Information:

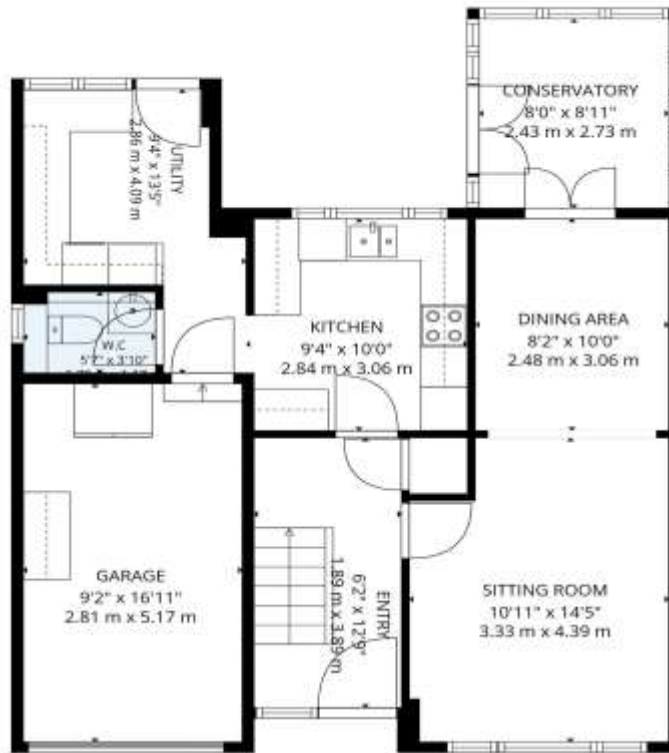
Council Tax Band: C

EPC Rating: D

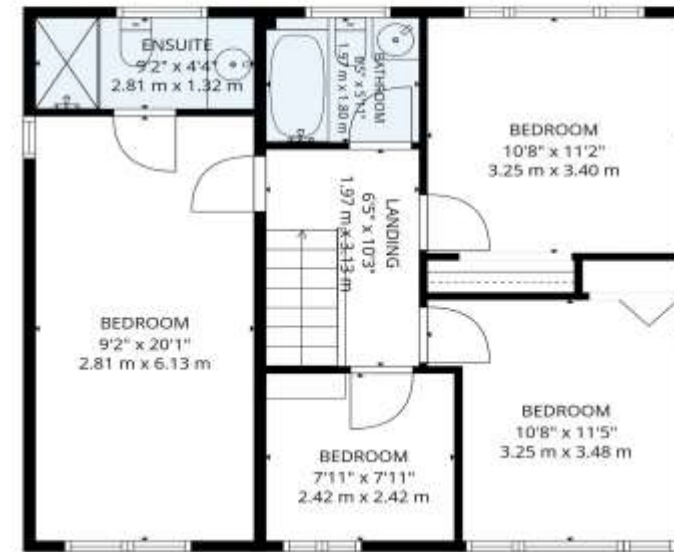
Tenure: Freehold

Offers over £350,000
Freehold





GROUND FLOOR



FIRST FLOOR

All Measurements are Approximate, They Have Measured a Guide Only. Produced By Drip.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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