



Highwood Road, Gazeley, CB8 8RJ

CHEFFINS

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Gazeley,
CB8 8RJ

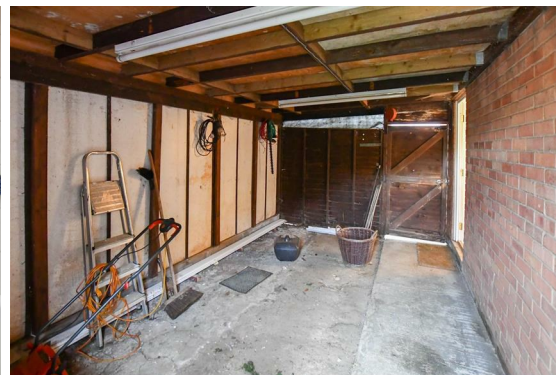
- Semi-Detached Bungalow
- 2 Bedrooms
- Renovation Opportunity
- South Facing Garden
- Driveway Parking
- NO CHAIN

A 2 bedroom semi-detached bungalow set in a quiet cul-de-sac and located in the popular village of Gazeley. The property offers excellent potential for improvement and extension (stp) and is available with NO ONWARD CHAIN. The accommodation includes an entrance hall, living room, kitchen, two bedrooms and a bathroom. Outside, there is a South facing enclosed rear garden along with driveway parking to the front.

2 1 1

Offers In Excess Of £210,000





LOCATION

GAZELEY is a popular village within easy reach of Newmarket (5 miles) and the nearby A14, providing good access to Cambridge, London & Bury St. Edmunds.

ENTRANCE HALL

with entrance door, large loft access.

LIVING ROOM

with a wood burning stove with exposed brick fireplace, double glazed windows to the rear aspect overlooking the playing field.

KITCHEN

with a range of base units with space and plumbing for appliances, double glazed window to the front aspect, airing cupboard, storage cupboard.

BEDROOM 1

with a double glazed window to the rear aspect.

BEDROOM 2

with a double glazed window to the front aspect.

BATHROOM

with a side panel bath and electric shower over, low level WC, wall mounted wash hand basin, double glazed window to the front aspect.

LEAN TO

Timber framed providing an undercover storage area.

OUTSIDE

To the front of the property is a laid to lawn area with hedgerow borders and driveway with parking for 2 cars.

To the rear is a South facing enclosed garden mainly laid to lawn with a patio seating area, brick-built outbuilding, gated access to both sides and gated access to the playing field at the rear.

Sales Agents Notes

Please note the sale of this property is subject to two probate's being granted.

There is no central heating installed in this property.

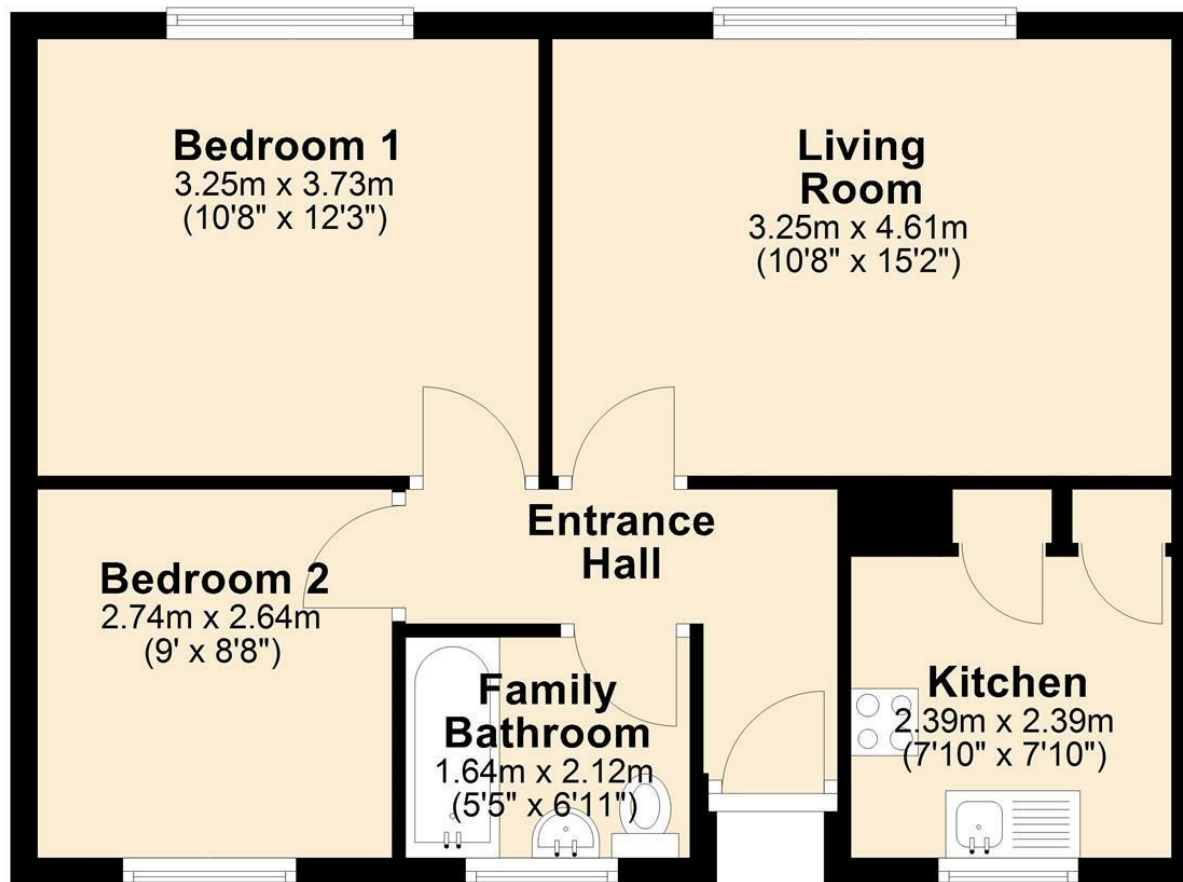
For more information on this property, please refer to the Material Information Brochure on our website.





Ground Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



Total area: approx. 49.9 sq. metres (536.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Offers In Excess Of £210,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - West Suffolk

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk



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.