



**15, High Street
Newmarket, CB8 9DX
£375,000**

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An individually built detached bungalow nestling in the heart of this picturesque and highly regarded village and offered for sale with no onward chain.

Rather deceptive and offering sizeable rooms throughout, this property offers accommodation to include storm porch, living room/sitting room, kitchen/dining room, three generous size bedrooms and bathroom.

Externally the property offers an extensive driveway providing ample parking, detached garage and a lovely fully enclosed garden.

Entrance Hall

With doors to all rooms, storage cupboards.

Living Room 18'5" x 11'10" (5.62m x 3.62m)

With feature fireplace. Two radiators and windows to front aspect.

Kitchen/Dining Room 10'1" x 15'5" (3.09m x 4.72m)

Fitted with a range of matching eye and base level storage units with working top surface over. Stainless sink and drainer with mixer tap over. Integrated oven and hob with extractor hood over. Space and plumbing for white goods. Window and door to rear aspect.

Bedroom 1 10'1" x 11'10" (3.09m x 3.63m)

Radiator and window to rear aspect.

Bedroom 2 9'4" x 8'7" (2.87m x 2.62m)

Radiator. Window to front aspect. Fitted wardrobe.

Bedroom 3 10'1" x 8'5" (3.07m x 2.57m)

Radiator and window to rear aspect.

Bathroom

Suite comprising, low level WC, wash hand basin, bath with shower over. Obscured window to front aspect.

Outside - Front

Gravelled driveway providing ample parking. Access to garage.

Garage 15'0" x 8'4" (4.58m x 2.55m)

With up and over door. power and light.

Outside - Rear

Fully enclosed rear garden, mainly laid to lawn bordered by mature trees and shrubberies.

Location

Ashley is a charming and picturesque village located on the Suffolk border, just 4 miles southeast of Newmarket. Set in a peaceful and welcoming environment, it offers a perfect blend of natural beauty and community spirit. The village features a pond, a local shop, a sports pavilion, a family park with a large playing field, and The Old Plough, a Racecourse favourite

established in 1987. Ashley is a delightful village where both residents and visitors can enjoy a relaxed and friendly atmosphere.

Property Information

EPC - F

Tenure - Freehold

Council Tax Band - D

Property Type - Detached Bungalow

Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Meters - 77 Sqm

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - TBC

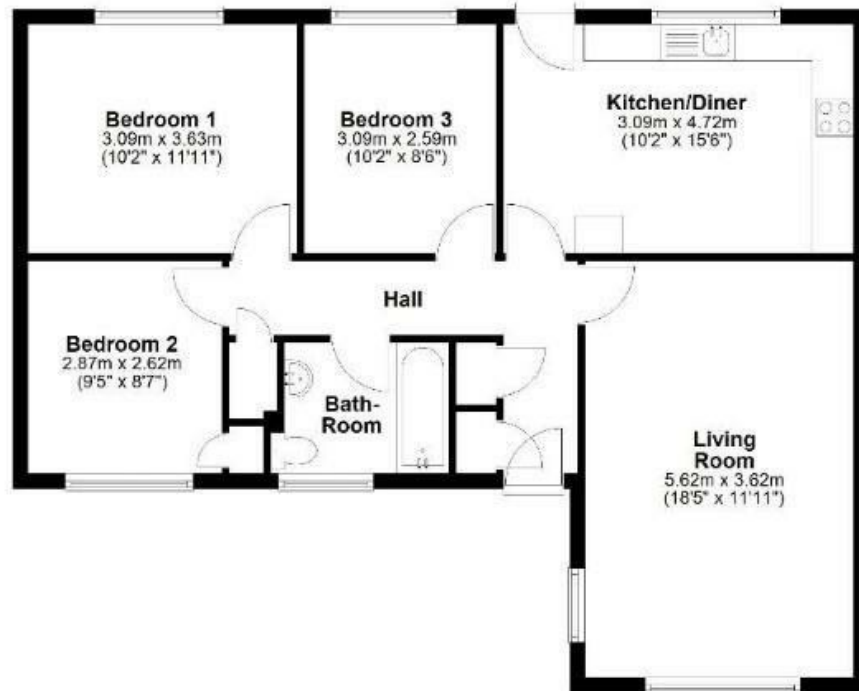
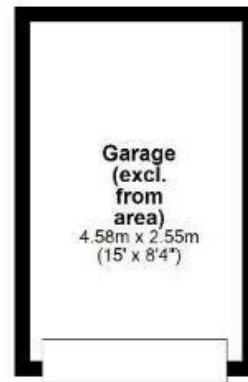
Broadband Type - Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage - Ofcom advise good on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of

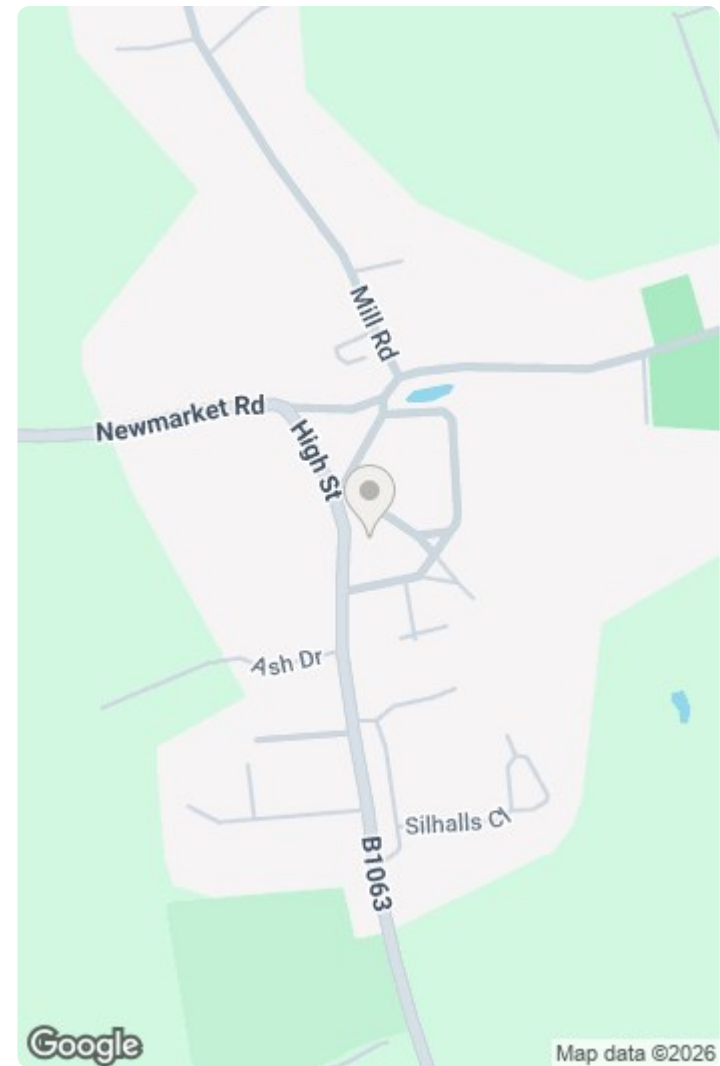


Floor Plan
Approx. 77.5 sq. metres (833.8 sq. feet)



Total area: approx. 77.5 sq. metres (833.8 sq. feet)

Drawings are for guidance only



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84		
50	50		
Very energy efficient - lower running costs A B C D E F G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions A B C D E F G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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