property details **approval form**

174 Windsor Road, Newmarket, Suffolk, England, CB8 0QA
Date: 02 November 2026 **Property Ref and Version:** NEM100297 - 0004

selling your home with us!

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

£295,000

Tenure: Freehold

>> key features

- Chain Free
- Driveway and Garage
- Well Located
- Large Garden
- EPC Rating: D

>> short description

Tylers are pleased to be marketing this *chain free* good size 2 bedroom detached bungalow on Windsor Road. Ideally located centrally in town and just 0.6 miles form Newmarket High Street.

>> long description

This 2 bedroom Detached Bungalow measures approximately 900 sqft internally, offering ample space, a large rear garden, as well as a garage and driveway.

Upon entering the property you are greeted by a well proportioned entrance hall, a spacious lounge with feature fireplace and dual aspect window and patio door, creating a bright welcoming feeling. The kitchen is neatly presented, with wall and base units and space for dining. There are 2 double bedrooms, the larger of which benefiting from double wardrobes. The bathroom has a panel sided bath with overhead shower and wash hand basin, the Wc is in its own separate room.

Externally the property has a tandem driveway leading to a single detached garage, lawn front garden, and well sized rear garden, with a storage shed.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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>> directions

>> Agent Note

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>> room description

Entrance Hall
With storage cupboard, and doors to...

Living Room
25' 2" Max x 12' 1" Max (7.67m Max x 3.68m Max)
With feature fireplace, window to front and patio door to rear as well as door to the kitchen.

Kitchen
13' 10" Max x 13' 3" Max (4.22m Max x 4.04m Max)
With a mix of wall and base units, an integrated oven and hob, open space for dining. Window and door to rear.

Bedroom 1
13' 8" Into Cup (MAX) x 7' 9" (4.17m Into Cup (MAX) x 2.36m)
Well sized double bedroom with fitted wardrobe and window to front.

Bedroom 2
10' 8" x 13' 1" (3.25m x 3.99m)
With window to rear

Bathroom
Including a panel sided bath with overhead shower, wash hand basin obscure window to rear. please note the Wc is in its own separate room.

Garage
18' 8" x 9' 1" (5.69m x 2.77m)

Agents Note
We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

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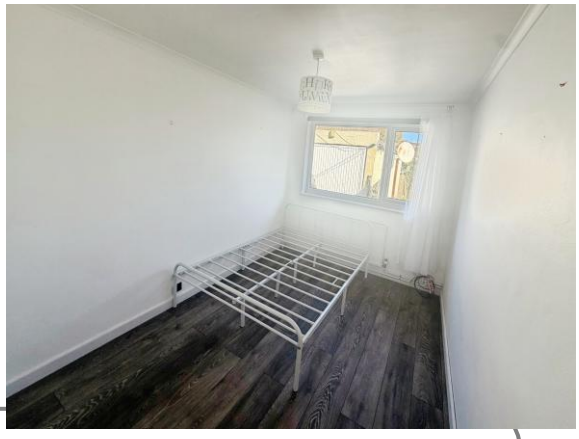
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>> property images







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>> floor plan

>> approval

	Signature	Date
Jamie Morris Bsc (hons)	MJ	2/11/26
Michelle Dodwell Lsl (Auction)		