

# 3A Fielden Way - Offers Over £140,000

Newmarket CB8 0BS



*"Consistently providing outstanding service to our clients"*

# Offers Over £140,000

## The Property

Offered for sale by Shires and located only a short walk from the centre of historic Newmarket, this one-bedroom apartment presents a fantastic opportunity in a highly convenient setting. Sold with Share of Freehold.

The property offers open-plan living with a kitchen and lounge/diner, along with a bedroom and bathroom. A standout feature is the rare benefit of a private garden, an uncommon advantage for an apartment and ideal for outdoor space close to the town centre.

Well positioned for local amenities, transport links, and Newmarket's renowned attractions, this property will appeal to first-time buyers, professionals, or investors seeking a centrally located home with outdoor space.

## Features

- GROUND FLOOR APPARTMENT
- PRIVATE GARDEN
- WALKING DISTANCE TO NEWMARKET TOWN CENTRE
- SLEEK KITCHEN
- CONTEMPORARY BATHROOM
- IDEAL FOR A FIRST HOME
- COUNCIL TAX- A
- EPC - C
- CHAIN FREE
- CALL SHIRES TO VIEW



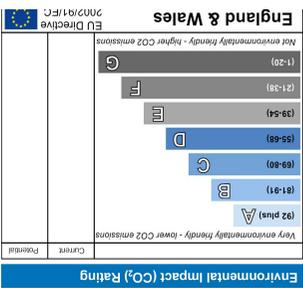
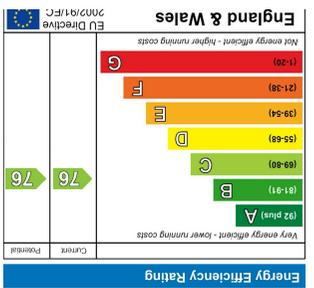


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be read and not relied upon by any prospective purchaser. The reviewer, estate agent and agencies shown have not been held and no guarantee is made with respect to their accuracy or reliability.



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