



Freshfields, Newmarket, Suffolk CB8 0EF

Guide Price £215,000

MA

Morris Armitage

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A well presented ground floor apartment set within this popular residential area and set on the fringes of the town centre.

Rather deceptive and offering sizeable rooms throughout, this property offers accommodation to include entrance porch, entrance hall, living room/dining room, refitted kitchen, snug/garden room, two bedrooms and bathroom.

Externally the property offers a fully enclosed garden, gravelled and mainly paved.

Porch

Porch with half height windows either side of door. Door leading to entrance hall.

Entrance Hall

Spacious entrance hall with doors leading to kitchen, living room, bathroom and bedrooms. Glazed door to porch. Radiator.

Kitchen 11'1" x 10'1" (3.40m x 3.09m)

Range of modern white eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker with extractor above. Space and plumbing for washing machine. Dual windows overlooking rear and snug/garden room. Tiled flooring. Radiator. Doors leading to snug/garden room and entrance hall.

Living Room 15'10" x 13'0" (4.83m x 3.97m)

Spacious living room with dual windows overlooking the front aspect. Attractive fireplace with ornate surround and marble hearth with alcoves either side. Radiator. Door to entrance hall.

Snug/Garden Room 13'0" x 7'0" (3.98m x 2.14m)

Tiled flooring. Dual obscured windows overlooking rear and side aspects. Window overlooking kitchen. Doors leading to kitchen and rear garden.

Bathroom

Modern bathroom with white suite comprising low level W.C. with concealed cistern, hand basin with mixer tap over and built-in vanity cupboard under and panelled bath with mixer tap and shower over with glass screen. Attractively tiled throughout. Tiled flooring. Ladder style radiator. Door leading to entrance hall.

Bedroom 1 12'11" x 10'8" (3.96m x 3.27m)

Generous double bedroom with dual aspect windows overlooking side and front. Built-in cupboard. Radiator. Door leading to entrance hall.

Bedroom 2 10'2" x 10'1" (3.10m x 3.09m)

Double bedroom with window overlooking rear aspect. Spacious built-in cupboard. Radiator. Door leading to entrance hall.

Outside - Front

Lawned areas with some mature shrubs and pathway leading to porch. Picket fence to boundary.

Outside - Rear

Enclosed garden, mainly laid to patio and gravel with some mature shrubs. Shed.

PROPERTY INFORMATION

Building Insurance - £245 per annum
EPC - C

Tenure - Leasehold - 174 Years remaining

Council Tax Band - A (West Suffolk)

Property Type - Ground floor apartment

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

Square Meters - 74 SQM

Parking - On road

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

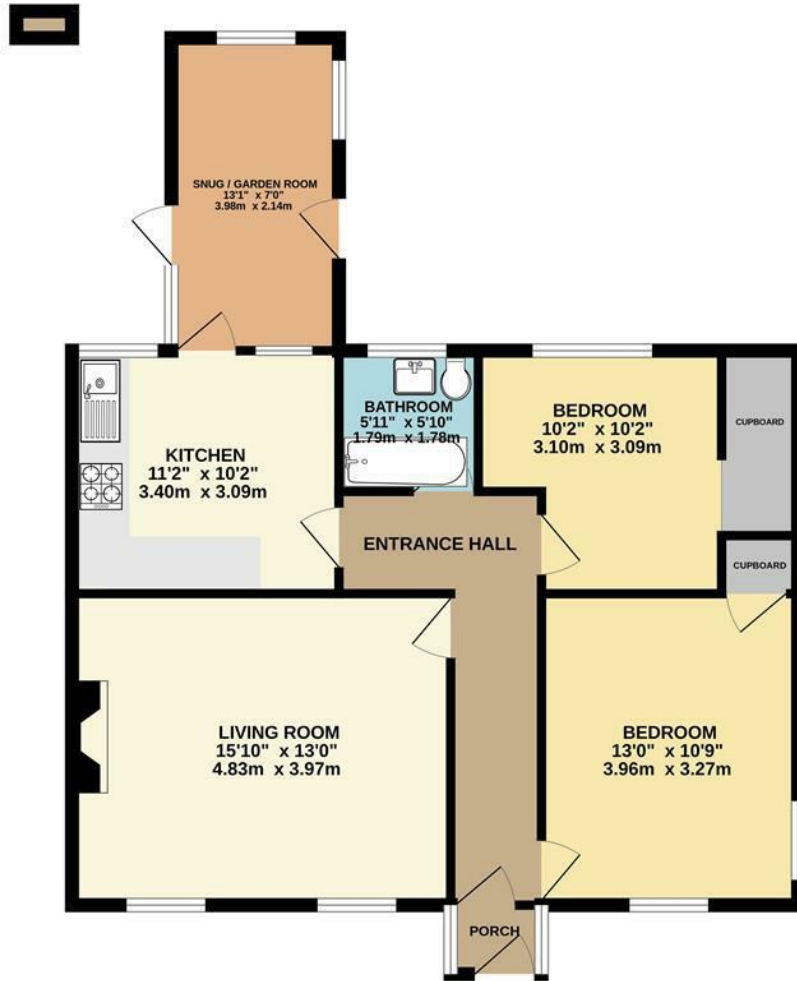
Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely

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



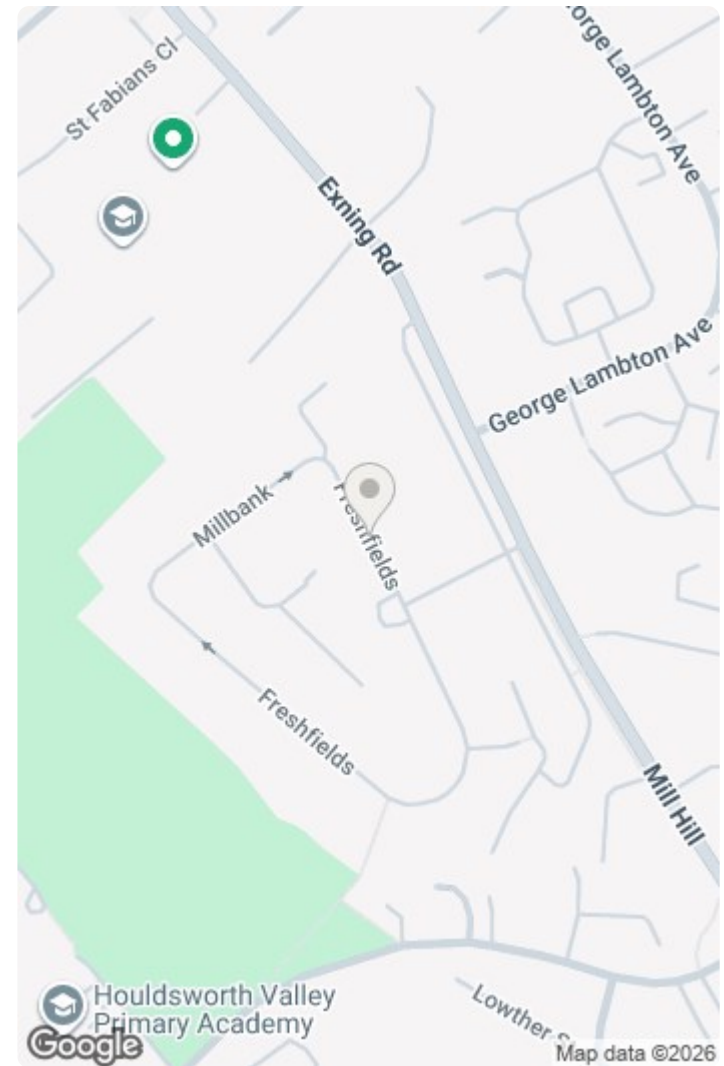
GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



107 NORTHFIELDS

TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	88		

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England & Wales EU Directive 2002/91/EC

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