



78 Windsor Road
Newmarket, Suffolk CB8 0PY
Guide Price £225,000

78 Windsor Road, Newmarket, Suffolk CB8 0PY

A spacious and rather spacious first floor apartment set within this popular development and located in striking distance of the town centre.

Boasting light and airy rooms throughout, this property offers entrance porch, living room/dining room, two double bedrooms, bathroom and useful sizeable loft area/space.

Externally the property offers an extensive and fully enclosed rear garden with substantial outbuilding.

Viewing recommended.

Accommodation Details

Part glazed entrance door leading through to:

Entrance Lobby

Door leading through to internal store room, stripped wood flooring, stairs rising to the first floor, access and door leading through to:

Living Room 14'2" x 11'7" (4.32m x 3.53m)

With window to the front aspect, wood effect flooring, feature fireplace to the side, TV aerial connection point, radiator, door leading to the kitchen, stairs rising to:

Attic Space 29'0" x 9'8" (8.84m x 2.95m)

With two Velux windows to the rear aspect, eaves storage, wood effect flooring, two radiators, TV aerial connection point.

Kitchen 7'5" x 11'7" (2.26m x 3.53m)

Fitted with a range of eye level and base storage units with wood effect working top surfaces over, space for cooker with extractor over, space and plumbing for washing machine, former built in cupboard allowing space for fridge/freezer, inset sink unit with mixer tap over, wall mounted gas fired boiler, tiled flooring, radiator, window to the rear aspect.

Bedroom 1 10'11" x 10'10" (3.33m x 3.30m)

With window to the rear aspect, built in wardrobes, wood effect flooring, radiator.

Bedroom 2 14'1" x 7'5" (4.29m x 2.26m)

With window to the front aspect, built in cupboard, wood effect flooring, radiator.

Bathroom

With suite comprising panel sided bath with mixer tap/shower attachment, wash hand basin set in vanity unit and low level WC, part tiled/part wood panelled walls, strip wood flooring, radiator, window with obscured glass to the rear aspect.

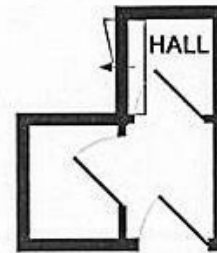
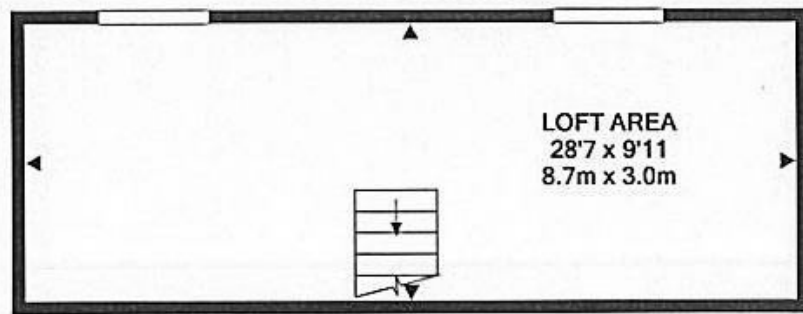
Outside - Front

Frontage laid to lawn with pathway leading to the property.

Outside - Rear

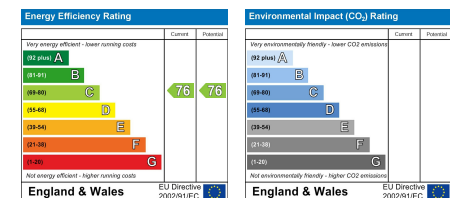
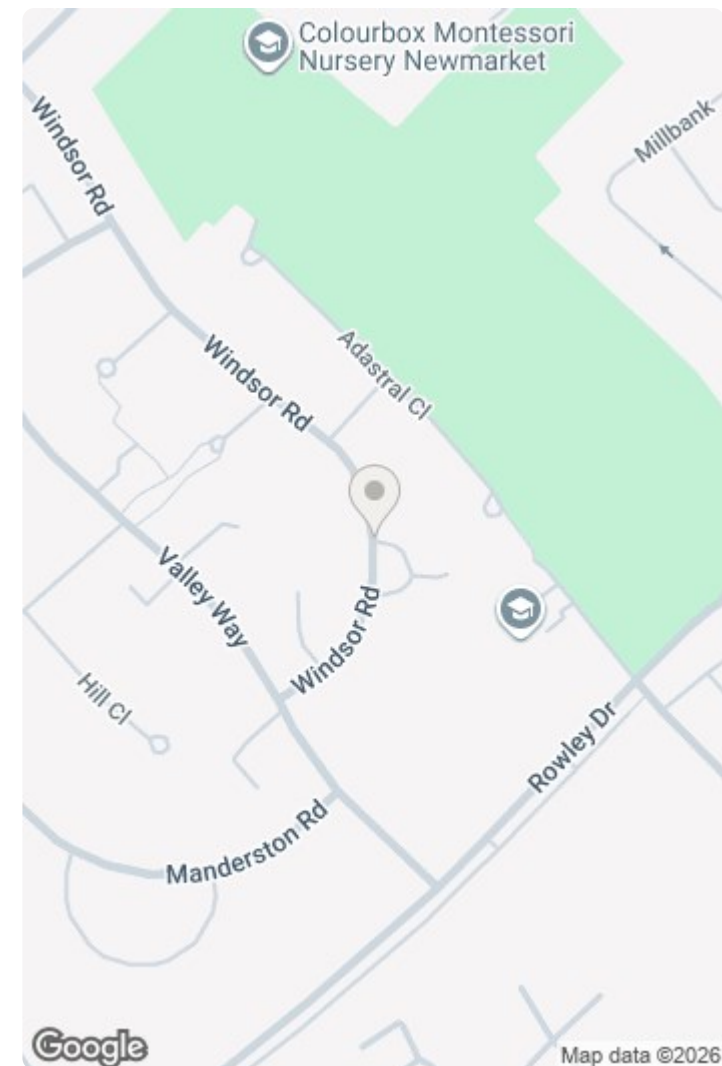
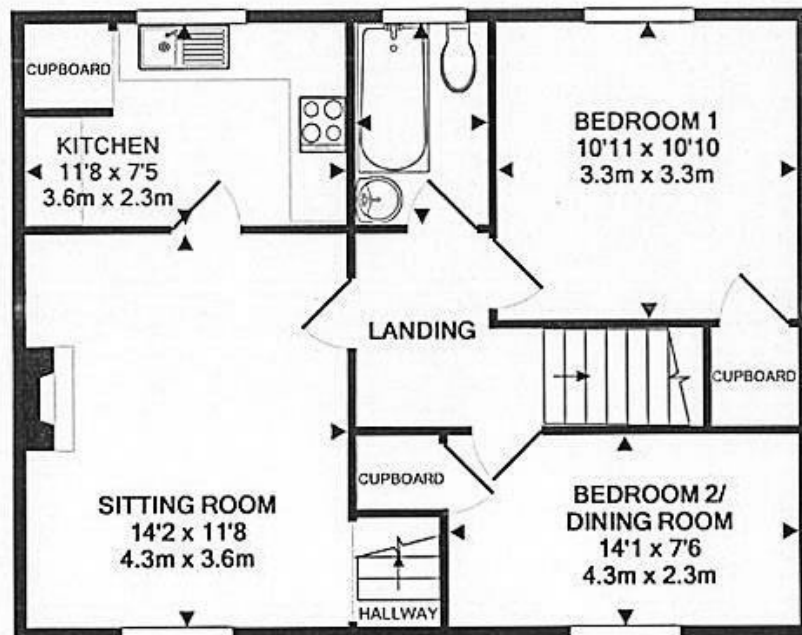
Fully enclosed rear garden with gated rear access, laid to lawn with part faux grass, paved patio/seating area, with ample room for dining table and chairs, brick built BBQ and pizza oven, timber built playhouse/wood storage, brick built storage shed, timber built cabin with power, lighting and water connected.





GROUND FLOOR
APPROX. FLOOR
AREA 44 SQ.FT.
(4.1 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 283 SQ.FT.
(26.3 SQ.M.)



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

