



4 ANDREW ROAD, NEWMARKET, SUFFOLK, CB8 0DG

Guide Price £270,000

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A well-proportioned semi-detached bungalow located in a popular residential area of Newmarket offering two bedrooms, conservatory and the benefit of no onward chain. Early viewing highly recommended.



This semi-detached bungalow is located within a popular residential area of Newmarket and is within walking distance to the town and its amenities and facilities. Newmarket is the home of Horse Racing and homes the National Horse Racing Museum, the High Street and the town offers a wide range of amenities and facilities including shops, restaurants and sporting facilities. The town is conveniently located to provide excellent road links with the A14 and A11 being nearby.



- Excellent presentation
- Refitted kitchen and bathroom
- No onward chain
- 2 Reception rooms

Accommodation details

The property offers well-presented and proportioned accommodation throughout and in brief includes entrance hall, living room, conservatory, two bedrooms and a shower room.

Outside the property has a driveway extending to the front of the property offering ample off road parking, a single garage and a low maintenance rear garden.

The property benefits from gas central heating and double glazing. Additionally, the property is offered to the market with the benefit of no onward chain.

Entrance Hall

With radiator, storage cupboard and doors opening to:

Kitchen 10' 9" x 8' 6" (3.28m x 2.59m)

With a modern contemporary range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap, built in eye level oven with built in microwave above, ceramic hob with chimney style extractor over, spaces for fridge/freezer and washing machine, radiator and double glazed window to front aspect.

Living Room 14' 4" x 11' 3" (4.37m x 3.43m)

With radiator and double glazed doors to:

Conservatory 17' 1" x 7' 6" (5.21m x 2.29m)

With radiator, double glazed windows to three sides and double glazed sliding patio door to rear garden.

Bedroom One 15' 6" x 11' 2" (4.72m x 3.40m)

With radiator and double glazed window to front

aspect.

Bedroom Two 8' 7" x 8' 2" (2.62m x 2.49m)

With radiator and double glazed window to side aspect.

Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin, radiator, fully tiled and double glazed window to side.

Outside

To the front and side of the property there is block paving to offer ample off road parking and leads to the single garage. Gated access between the property and garage leads to the rear garden which is presented for ease of maintenance with a mainly paved patio area and raised plant bedding. The garden is fully enclosed and not overlooked.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303



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