



**78 Edinburgh Road,
Newmarket**

**DAVID
BURR**



78 Edinburgh Road, Newmarket, CB8 0EP

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A two-bedroom linked-detached bungalow, situated in a popular residential area of Newmarket, close to local shops, schools and amenities. Offering well-proportioned accommodation, a south-facing rear garden with far-reaching views towards Newmarket Racecourse, single garage and driveway parking for at least three vehicles. Offered with no onward chain and providing an excellent opportunity to put your own stamp on a well-positioned home.

Two-bedroom link-detached bungalow in a popular location, offering well-proportioned accommodation, a south-facing garden and no onward chain.

Ground Floor

ENTRANCE LOBBY Window to the side aspect and door leading into the entrance hall.

ENTRANCE HALL Providing access to the principal rooms, loft space and a useful storage cupboard.

SITTING / DINING ROOM A light-filled L-shaped room with a window to the rear aspect overlooking the garden. Electric fireplace, space for a dining table and chairs, serving hatch and door leading into the kitchen. French doors open into the conservatory.

CONSERVATORY With French doors opening onto the rear garden and an additional door to the side.

KITCHEN Fitted with a range of eye and base level storage units with worktop surfaces over, inset sink and drainer, fitted oven and four-ring gas hob with extractor hood over. Space for a fridge freezer, plumbing for a washing machine and dishwasher.

BEDROOM 1 A double bedroom with a window to the front aspect and fitted wardrobes.

BEDROOM 2 A further double bedroom with double aspect windows and a cupboard housing the gas boiler.

BATHROOM Wet room comprising shower, wash hand basin and WC, with an obscured window to the side aspect.

Outside

The property enjoys a south-facing rear garden with far-reaching views towards Newmarket Racecourse. The garden is well established, with borders stocked with a variety of trees, shrubs and plants, together with a paved terrace ideal for outdoor dining, lawned area and storage shed. A rear door provides access into the single garage.

To the front, the garden is low maintenance with a raised flower bed and footpath leading to the front door. A driveway provides off-road parking for at least three vehicles and leads to the single garage.

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SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND D. (£2,435.82 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS commutes.visions.scoring

VIEWING Strictly by prior appointment only through DAVID BURR.

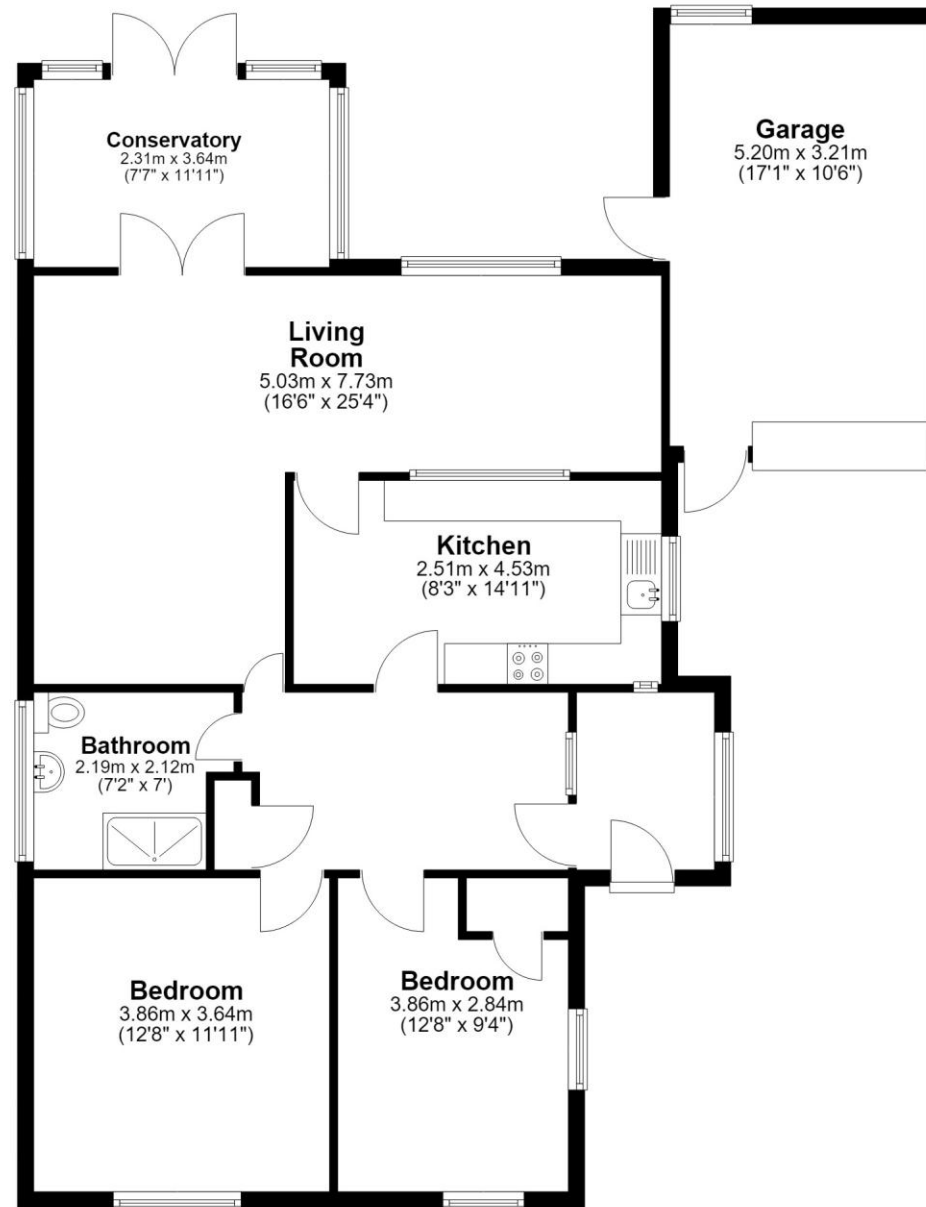
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Ground Floor

Approx. 109.3 sq. metres (1176.6 sq. feet)



Total area: approx. 109.3 sq. metres (1176.6 sq. feet)

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