



128 Windsor Road
Newmarket, Suffolk CB8 0QA
Guide Price £265,000

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A well-presented and improved semi-detached home set within this popular and established residential area on the North/West side of the Town Centre.

Accommodation comprises an entrance hall, sitting/dining room, kitchen, conservatory, side lobby and utility/store room, two double bedrooms and a first floor family bathroom.

Externally featuring an attractive and well maintained enclosed rear garden with the benefit of off road parking driveway to the front.

Early viewing is essential.

EPC (C)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Hall

With window to the side aspect, staircase rising to the first floor, radiator, access and door leading through to:

Lounge/Dining Room 19'5" x 10'4" (5.92m x 3.15m)

With window to the front aspect, feature fireplace to the side, wood effect flooring, TV aerial connection point, radiator, sliding patio door leading through to:

Conservatory 12'6" x 7'5" (3.81m x 2.26m)

With French style doors to the side aspect leading to the rear garden, wood effect flooring, power and lighting, radiator.

Kitchen 12'8" x 7'7" (3.86m x 2.31m)

Fitted with a range of eye level and base storage units with granite effect working top surfaces over, space for

cooker with extractor hood over, space for fridge/freezer, space and plumbing for dishwasher, tiled flooring, radiator, window to the rear aspect, part glazed door leading to:

Inner Hall

With doors to the front and rear aspects, door to the side leading through to:

Utility 7'10" x 7'8" (2.39m x 2.34m)

Fitted with base storage units with working top surface over, space and plumbing for washing machine, space for tumble dryer, tiled flooring, window to the rear aspect.

First Floor Landing

With window to the side aspect, access to loft space, access and door leading through to:

Bedroom 1 10'10" x 10'6" (3.30m x 3.20m)

With two windows to the front aspect, wood effect flooring, built in wardrobes, radiator.

Bedroom 2 10'4" x 10'1" (3.15m x 3.07m)

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

Bathroom 6'2" x 5'5" (1.88m x 1.65m)

With suite comprising panel bath with shower over and glass concertina door, pedestal wash hand basin and low level WC, part tiled walls, tiled flooring, radiator, window to the rear aspect.

Outside - Front

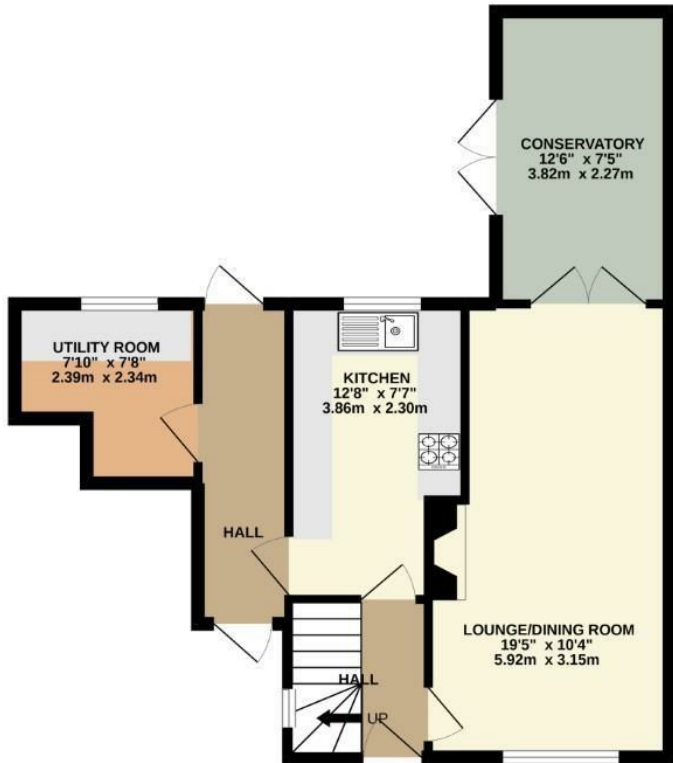
Drive providing off road parking for at least two vehicles, door leading to the inner hall.

Outside - Rear

Fully enclosed rear garden with area laid to lawn and borders containing a variety of plants/shrubs, paved patio/seating area, metal storage shed, outside lighting, outside tap, door leading to the inner hall.



GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

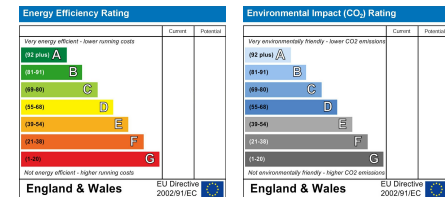
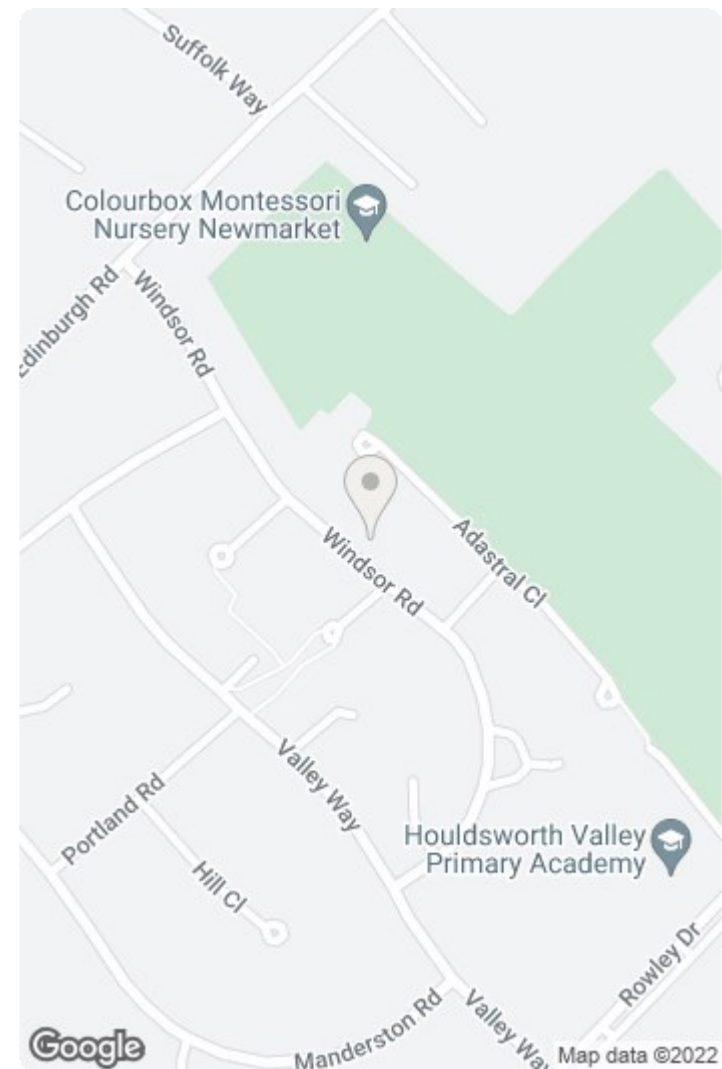


1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 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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