



**98 Manderston Road**  
**Newmarket, Suffolk CB8 0NS**  
**Guide Price £195,000**



## 98 Manderston Road, Newmarket, Suffolk CB8 0NS

A surprisingly spacious ground floor apartment positioned in a popular and established residential area towards the North side of the Town centre.

Offered for sale with the distinct advantage of no upward chain and offering scope to update and improve, this deceptive property boasts a communal entrance with store, private entrance hallway, large sitting/dining room, kitchen, two double bedrooms, conservatory and bathroom.

Complete with a good sized, enclosed private garden.

EPC (C)

### Accommodation Details

Communal entrance door leading through to:

#### Communal Entrance Hall

With built in storage, window to the front aspect, staircase rising to the first floor, door leading through to:

#### Entrance Hall

Private entrance hall with radiator, built in storage cupboard, access and door leading through to:

#### Sitting/Dining Room 20'6" x 11'0" (6.25m x 3.35m)

Dual aspect room with windows to the front and side aspects, feature fireplace to the side, ample room for dining table and chairs, TV aerial connection point, radiator.

#### Kitchen 8'10" x 8'1" (2.69m x 2.46m)

Fitted with a range of eye level

and base storage units with wood effect working top surfaces over, built in oven, separate hob, space for fridge/freezer, space and plumbing for washing machine, wall mounted gas fired boiler, tiled flooring, radiator, window to the rear aspect, part glazed door to the side aspect leading to the garden.

#### Bedroom 1 14'9" x 9'1" (4.50m x 2.77m)

With window to the side aspect, built in wardrobe, radiator.

#### Bedroom 2 11'6" x 11'4" (3.51m x 3.45m)

With window to the rear aspect, built in wardrobe, radiator, part glazed door leading through to:

#### Conservatory 9'11" x 8'10" (3.02m x 2.69m)

With door leading to the rear garden.

#### Bathroom 8'1" x 6'0" (2.46m x 1.83m)

With suite comprising panel bath, pedestal wash hand basin and low level WC, tiled walls, tiled flooring, airing cupboard, radiator, window with obscured glass to the rear aspect.

#### Outside

Enclosed rear garden laid to lawn with timber built shed and greenhouse.

#### Agents Note

Offered for sale on a Leasehold basis with circa 103 years remaining on the current lease.

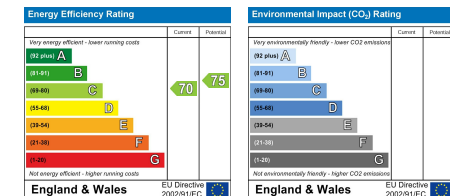
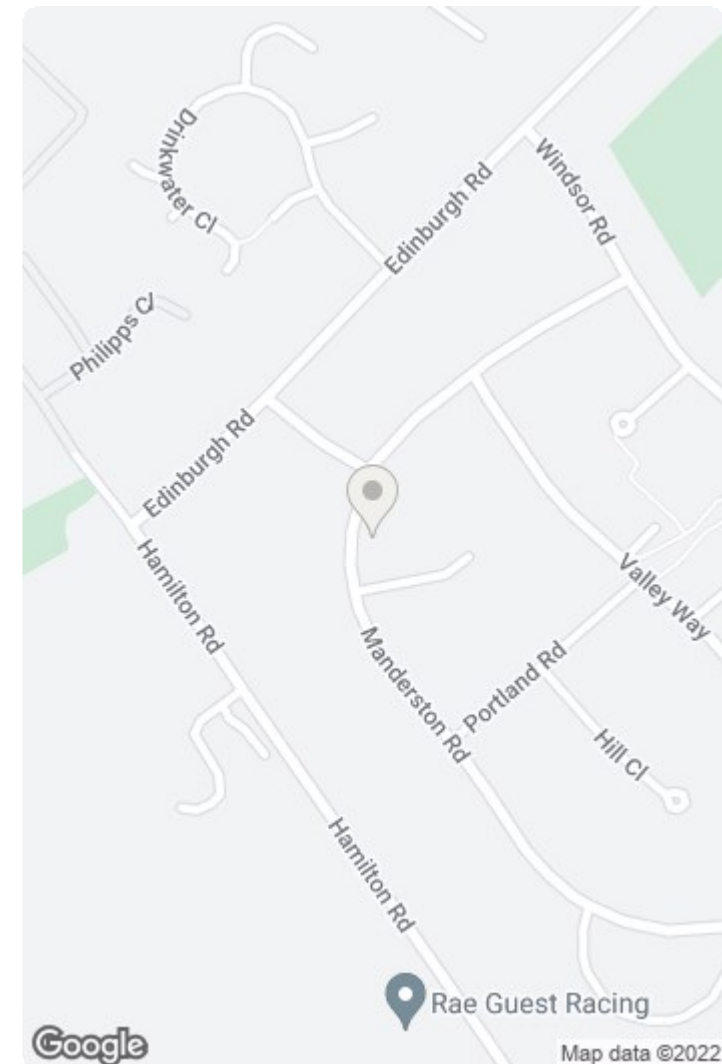


# GROUND FLOOR 760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

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