



110 Manderston Road
Newmarket, Suffolk CB8 0NU
Guide Price £195,000

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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 and a bathroom.

Complete with a very good sized, enclosed private garden and off road parking for at least two vehicles to the front.

Offered for sale on a Leasehold basis.

EPC (C)

Accommodation Details

Communal entrance door leading through to:

Communal Entrance Hall

With built in storage, window to the front aspect, 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

working top surfaces over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, wall mounted gas fired boiler, radiator, window to the rear aspect, part glazed door 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, door to the side aspect, radiator.

Bathroom 9'1" x 6'0" (2.77m x 1.83m)

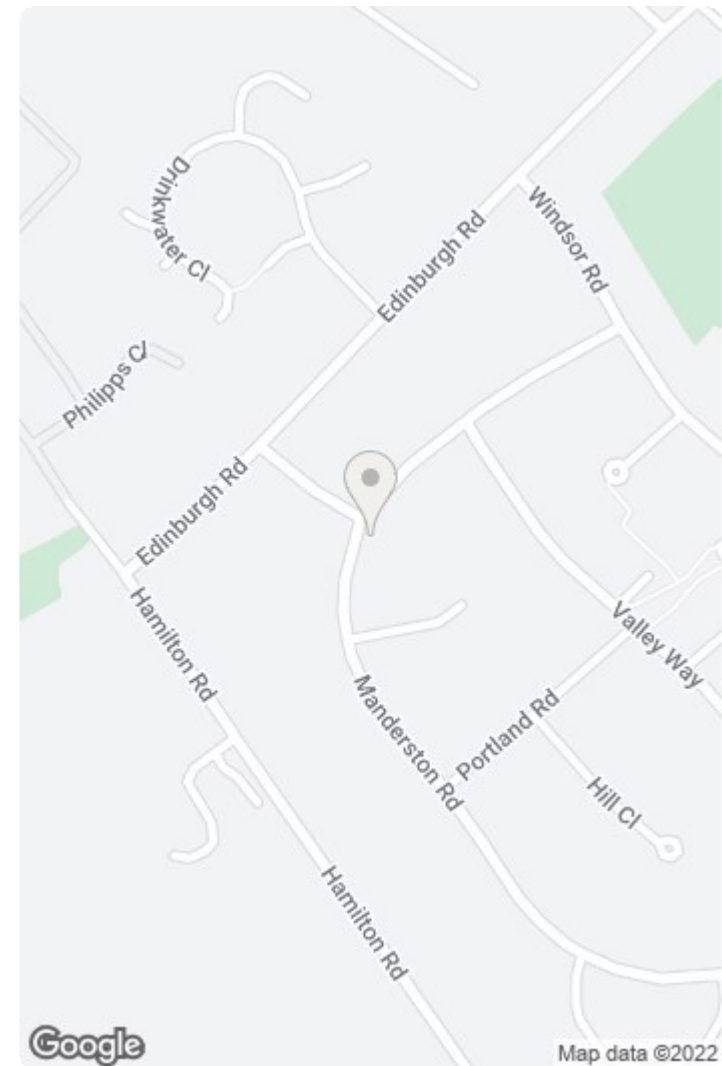
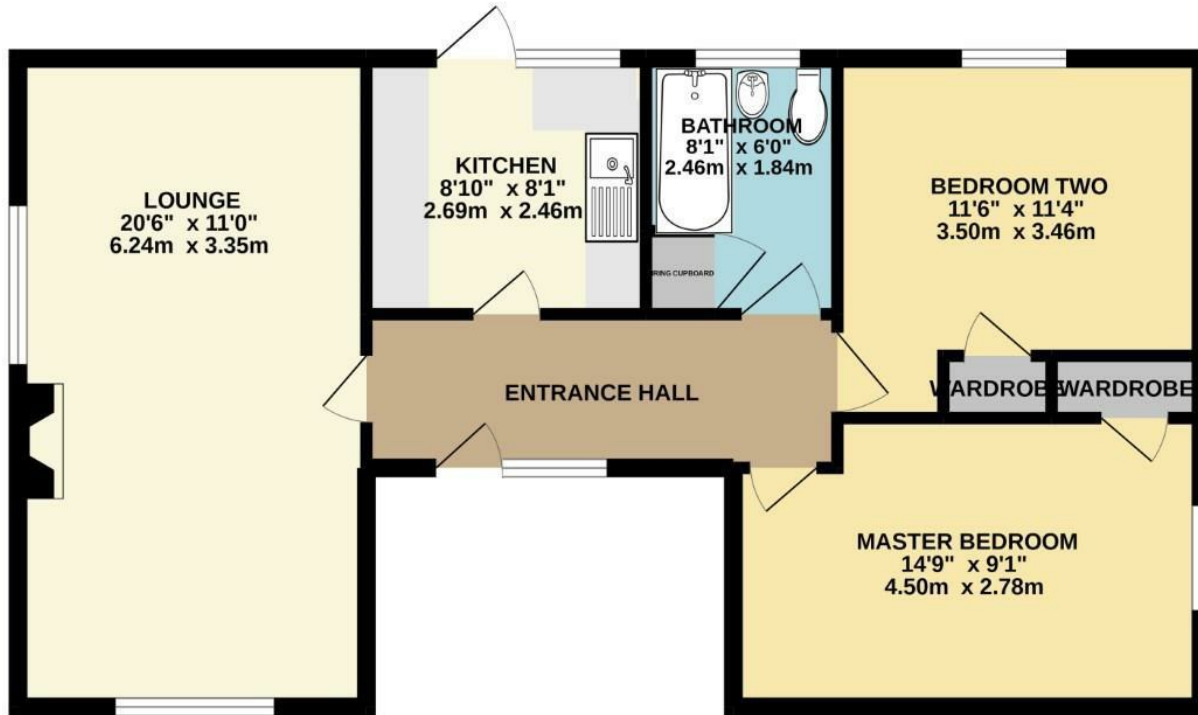
With suite comprising panel bath, pedestal wash hand basin and low level WC, part tiled walls, heated towel rail, airing cupboard, window to the rear aspect.

Outside

Fully enclosed, good sized, private garden predominantly laid to lawn and off road parking for at least two vehicles to the front.

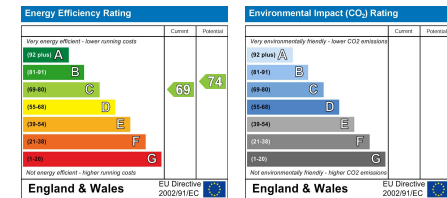


GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

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