



Edinburgh Road
Newmarket, Suffolk CB8 0QD
£360,000

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An established three bedroom semi-detached family home delightfully set within a sought after and popular residential area towards the North side of the Town Centre. The property does require some modernisation and improvement and the asking price reflects this.

Comprising an entrance porch, hallway, cloakroom, kitchen, sitting/dining room, conservatory, an internal side lobby and access to the large tandem length garage. Complete with three bedrooms and bathroom to the first floor.

Externally the property enjoys a delightful, mature rear garden, split into two main sections including an orchard and is complete with a large front garden and long driveway leading to a garage allowing for off road parking for a number of vehicles.

An amazing opportunity offering exciting potential throughout.

Offered for sale with the distinct advantage of no onward chain.

EPC (E)

Accommodation Details

Part glazed front door leading through to:

Entrance Porch

Glazed porch with part glazed door leading through to:

Entrance Hall

With staircase rising to the first floor, access and door leading through to:

Sitting/Dining Room 25'3" x 11'3" (7.70m x 3.43m)

With window to the front aspect, feature fireplace to the side, TV aerial connection point, opening leading through to dining area with serving hatch to the kitchen, picture window to the conservatory, part glazed door leading through to:

Conservatory/Sun Room 18'4" x 7'1" (5.59m x 2.16m)

With windows to the rear aspect, part glazed door to the rear aspect leading to the garden.

Kitchen 12'10" x 8'10" (3.91m x 2.69m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in cupboard, built in oven, separate hob, space for fridge/freezer, inset sink unit with mixer tap over, tiled splashbacks, vinyl flooring, picture window to the conservatory/sun room, door leading to the dining room.

Cloakroom 7'0" x 3'5" (2.13m x 1.04m)

Comprising low level WC and wash hand basin.

First Floor Landing

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

Bedroom 1 13'5" x 11'3" (4.09m x 3.43m)

With window to the front aspect, built in cupboard.

Bedroom 2 11'11" x 11'3" (3.63m x 3.43m)

With window to the rear aspect, built in cupboard.

Bedroom 3 9'11" x 7'2" (3.02m x 2.18m)

With window to the front aspect, built in cupboard.

Bathroom 8'10" x 5'1" (2.69m x 1.55m)

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

Outside - Front

Long front garden laid to lawn bordered along one side by mature tree and plants/shrubs, driveway with ample room for a number of vehicles, outside lighting, part glazed door leading through to:

Side Lobby

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

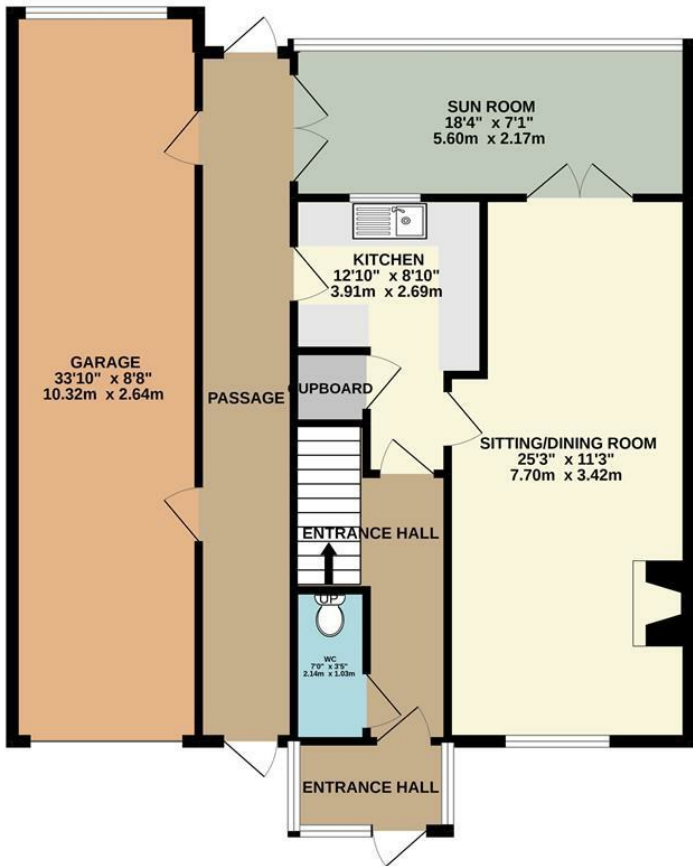
Garage 33'10" x 8'8" (10.31m x 2.64m)

With up and over style door, power and lighting, window to the rear aspect.

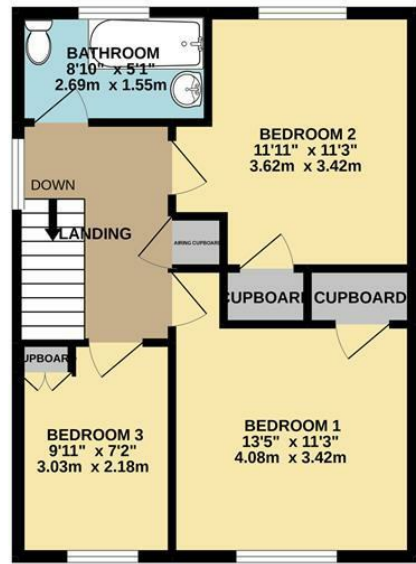
Outside - Rear

Established and fully enclosed rear garden predominantly laid to lawn and bordered by a variety of mature plants/shrubs, fruit trees, vegetable patch, timber built shed, greenhouse, outside lighting,

GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.

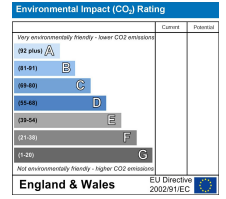
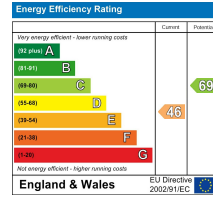


1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.7 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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