



10 Bartons Place
Newmarket, Suffolk CB8 0EY
Guide Price £245,000

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A modern two bedroom mid-terrace property set within a cluster of similar homes and positioned towards the end of a no through road.

Offering rather deceptive accommodation comprising an entrance porch, entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom.

Externally offering a fully enclosed rear garden and integral garage.

EPC (C)

Accommodation Details

Part glazed door leading through to:

Entrance Porch

With two windows to the front aspect, picture window to the kitchen, space and plumbing for a washing machine, wood effect flooring, wall mounted gas fired boiler, access and door leading through to:

Entrance Hall

With staircase rising to the first floor, built in storage cupboard, wood effect flooring, radiator, access and door leading through to:

Living/Dining Room 17'0" x 12'9" (5.18m x 3.89m)

With two windows to the rear aspect, glazed door leading to the rear garden, feature fireplace to the side with marble hearth, wood effect flooring, TV aerial connection point, radiator.

Kitchen 10'0" x 8'5" (3.05m x 2.57m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, space for small range cooker, space for fridge/freezer, extractor, tiled flooring, radiator, picture window to the entrance porch.

First Floor Landing

With access to loft space, airing cupboard, access and door leading through to:

Bedroom 1 14'5" x 9'5" (4.39m x 2.87m)

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

Bedroom 2 11'7" x 8'6" (3.53m x 2.59m)

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

Bathroom

With suite comprising panel bath

with mixer taps/shower attachment, wash hand basin set in vanity unit and low level WC, part tiled walls, vinyl flooring, radiator, window to the front aspect.

Outside - Front

Gravel frontage with enclosed bin store, drive with access to:

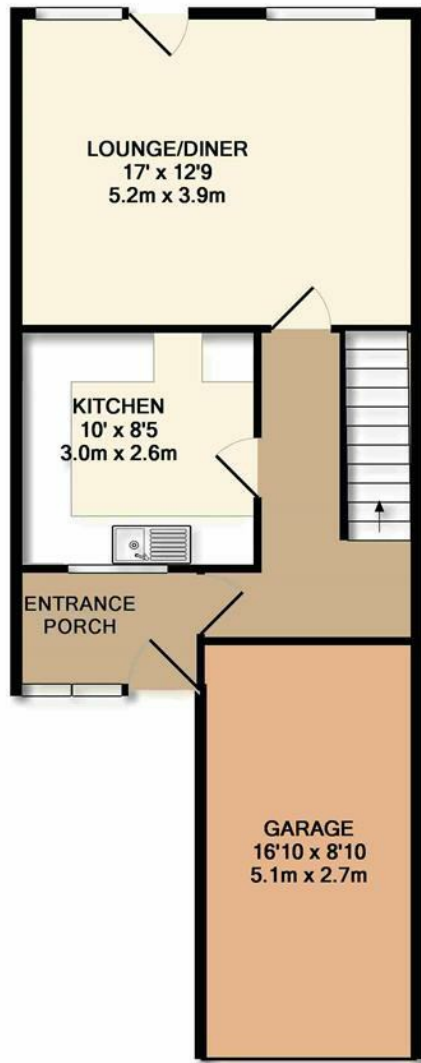
Garage 16'10" x 8'10" (5.13m x 2.69m)

Integral garage with electric door, power and lighting.

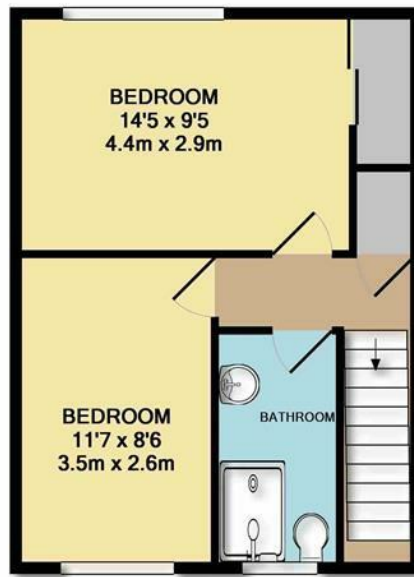
Outside - Rear

Fully enclosed courtyard style rear garden with borders containing a plethora of plants and shrubs and paved seating area, timber built shed, gated rear access, outside lighting.

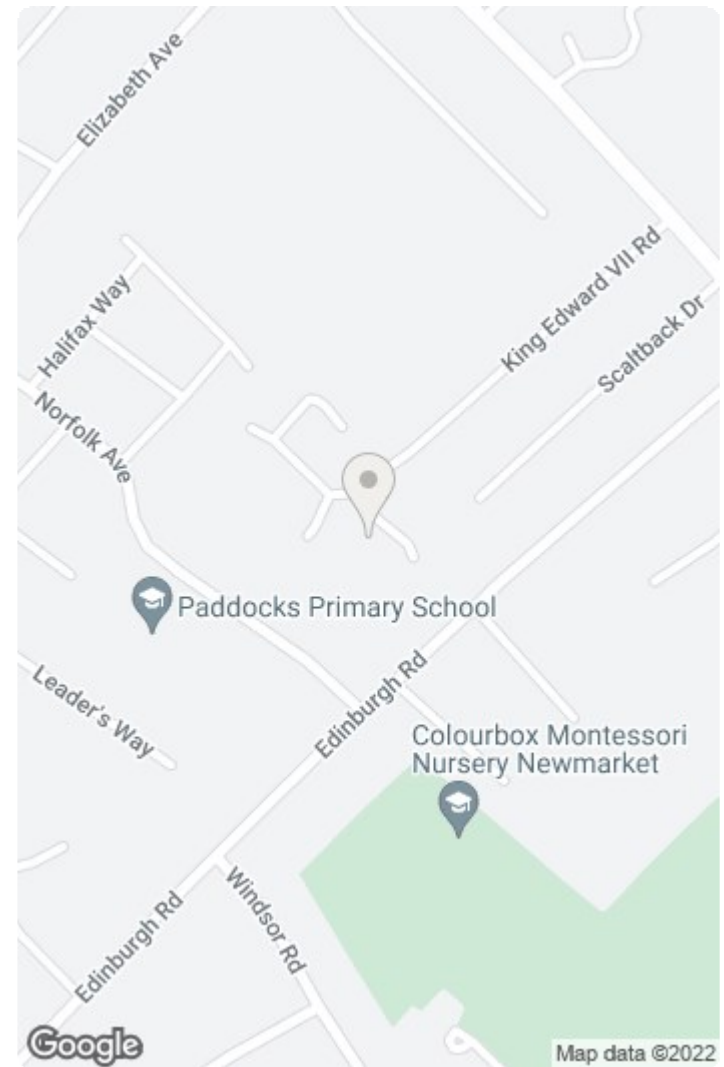




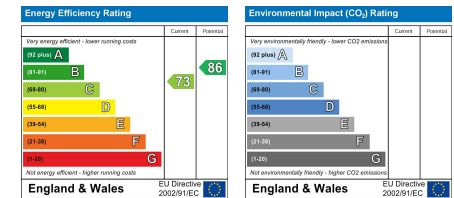
GROUND FLOOR



1ST FLOOR



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