



**123 Parkers Walk**  
**Newmarket, Suffolk CB8 7AP**  
**Offers In Excess Of £195,000**

## 123 Parkers Walk, Newmarket, Suffolk CB8 7AP

A modern semi-detached property set on the outskirts of the town centre and offered for sale with NO ONWARD CHAIN.

Requiring some improvement, this property offers accommodation to include an entrance hall, living room/dining room, kitchen, two good size bedrooms and a family bathroom.

Externally the property offers a fully enclosed rear garden and garage en bloc.

Viewing is recommended.

EPC (D)

Council Tax Band B (West Suffolk)

### Accommodation Details

Part glazed front door leading through to:

#### Entrance Hall

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

#### Living/Dining Room 15'7" x 11'5" (4.75m x 3.48m)

With window to the rear aspect, French style doors leading to the rear garden, wood effect flooring, TV aerial connection point, radiator.

#### Kitchen 9'0" x 8'4" (2.74m x 2.54m)

Fitted with a range of eye level and base storage units with working top surfaces over, built in oven, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, wood effect flooring, radiator, window to the front aspect.

#### First Floor Landing

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

#### Bedroom 1 51'1" x 8'4" (15.57m x 2.54m)

With window to the rear aspect, radiator.

#### Bedroom 2 11'5" x 6'11" (3.48m x 2.11m)

With window to the rear aspect, radiator.

#### Bathroom

With suite comprising panel bath with plumbed shower over and glass screen, wash hand basin and low level WC, part tiled walls, tile effect flooring, radiator, window to the front aspect.

#### Outside - Front

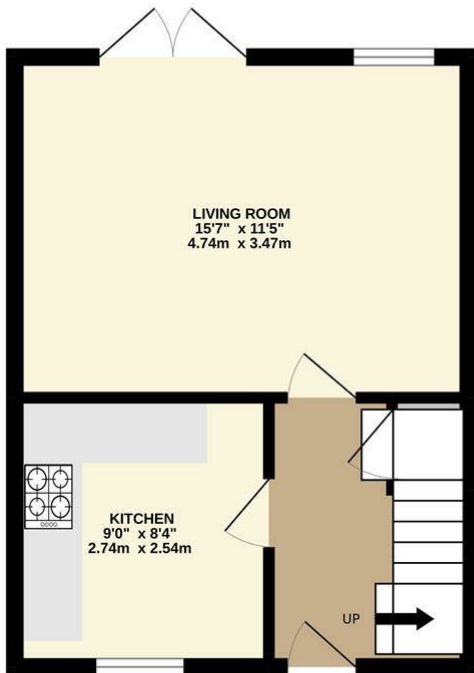
Front garden laid with stone, pathway leading the front door, gated access to rear garden.

#### Outside - Rear

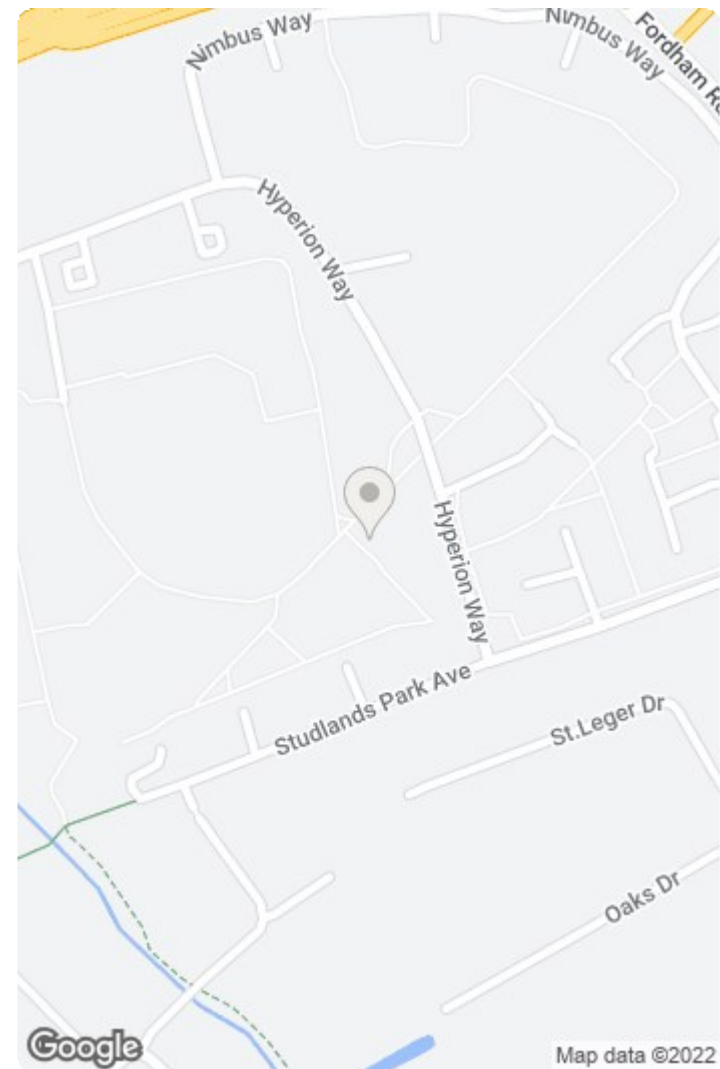
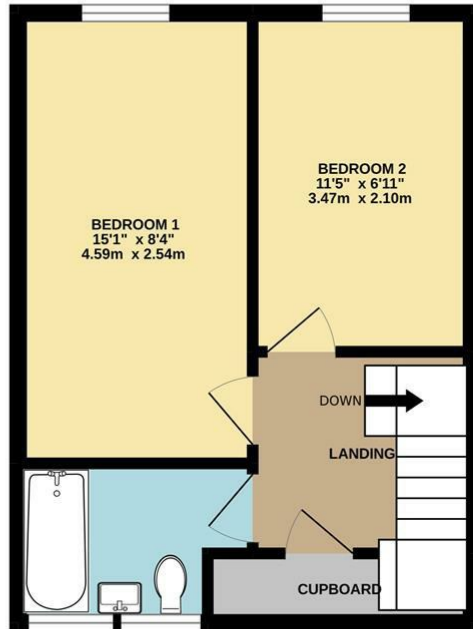
Fully enclosed and low maintenance rear garden predominantly paved with gravel infills.



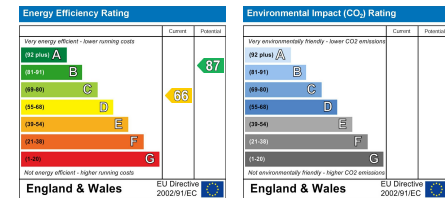
GROUND FLOOR



1ST FLOOR



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