

103 Freshfields, Newmarket
Suffolk CB8 0EF
Guide Price £165,000

MA
Morris Armitage
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A ground floor apartment set within this established and popular residential area and offered for sale with no onward chain.

Offering generous size rooms throughout, this property benefits from accommodation to include an entrance hall, living room, kitchen/breakfast room, two double bedrooms and a bathroom.

Externally the property offers a fully enclosed garden with useful outbuilding and the distinct advantage of off road parking.

EPC (D)
Council Tax Band A (West Suffolk)



Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Hall

With door leading through to:

Living Room

15'11" x 13'0" (4.85m x 3.96m)

With window to the front aspect, feature fireplace to the side, TV aerial connection point, telephone connection point, radiator.

Kitchen

12'10" x 9'11" (3.91m x 3.02m)

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, radiator, window to the rear aspect, door leading to the garden.

Bedroom 1

13'0" x 10'9" (3.96m x 3.28m)

With window to the front aspect, built in cupboard, radiator.

Bedroom 2

9'11" x 9'5" (3.02m x 2.87m)

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

Bathroom

6'0" x 5'11" (1.83m x 1.80m)

With suite comprising panel bath, wash hand basin and low level WC, part tiled walls, radiator, window to the rear aspect.

Outside - Front

Front garden laid to lawn, pathway leading to the main entrance door, off road parking space to the side.

Outside - Rear

Fully enclosed split level paved rear garden, access to:

Outbuilding

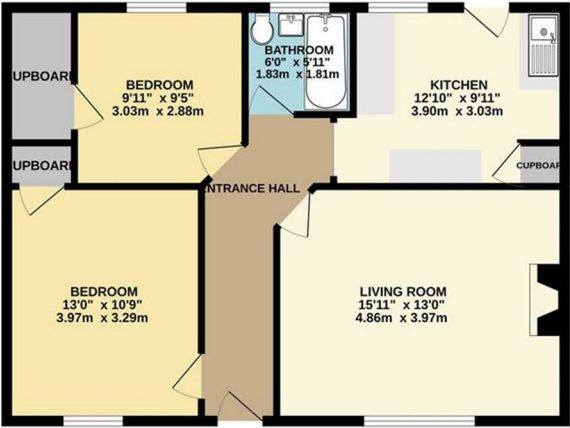
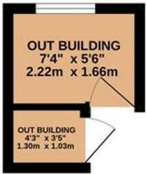
7'4" x 5'6" and 4'3" x 3'5" (2.24m x 1.68m and 1.30m x 1.04m)

Useful brick built outbuilding split into two areas.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	71

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



103 FRESHFIELDS, NEWMARKET
TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
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