



508 Aureole Walk
Newmarket, Suffolk CB8 7BH
Guide Price £215,000

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An end of terrace two bedroom family home nestling within this established residential development only yards from the garage block and located towards the outskirts of the town centre allowing superb access to the A14.

Offering good size accommodation comprising an entrance hall, lounge/diner, kitchen, two good size bedrooms and a re-fitted bathroom. Complete with gas fired central heating and double glazing throughout.

Externally offering a small front garden overlooking open green space, an enclosed low maintenance rear garden and garage en bloc.

Viewing is essential.

EPC (D)

Council Tax Band B (West Suffolk)

Accommodation Details

Glazed door leading through to:

Entrance Hall

With window to the front aspect, staircase rising to the first floor, built in cupboard, radiator, door leading through to:

Lounge/Diner 15'8" x 11'3" (4.78m x 3.43m)

With two windows to the rear aspect, sliding patio doors leading to the rear garden, ample room for dining table and chairs, TV aerial connection point, radiator.

Kitchen 9'3" x 8'3" (2.82m x 2.51m)

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, tiled splashbacks, tiled flooring, radiator, window to the front aspect.

First Floor Landing

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

Bedroom 1 15'3" x 8'6" (4.65m x 2.59m)

With window to the rear aspect, radiator.

Bedroom 2 11'6" x 6'11" (3.51m x 2.11m)

With window to the rear aspect, radiator.

Bathroom 6'6" x 5'6" (1.98m x 1.68m)

Partly re-fitted suite comprising walk in shower enclosure, pedestal wash hand basin and low level WC, part tiled walls, wood

flooring, radiator, window to the front aspect.

Outside - Front

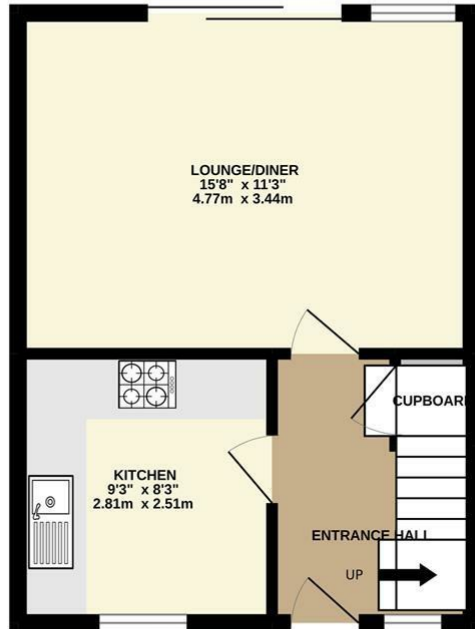
Enclosed front garden with gated access and overlooking open green space.

Outside - Rear

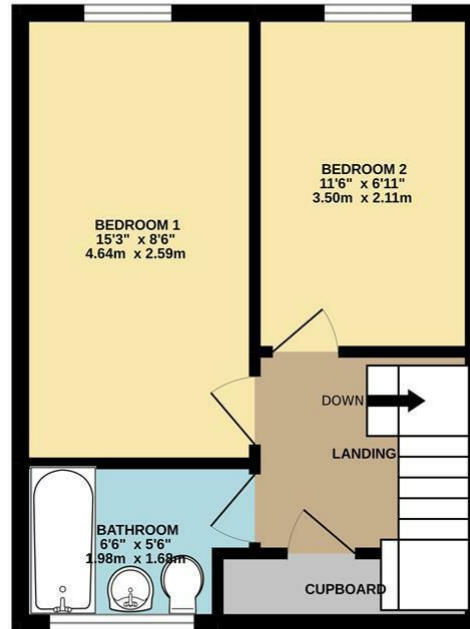
Fully enclosed paved rear garden with gated access to the side leading to garage en bloc and resident parking.



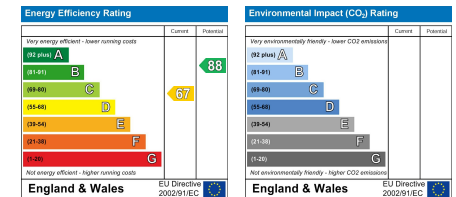
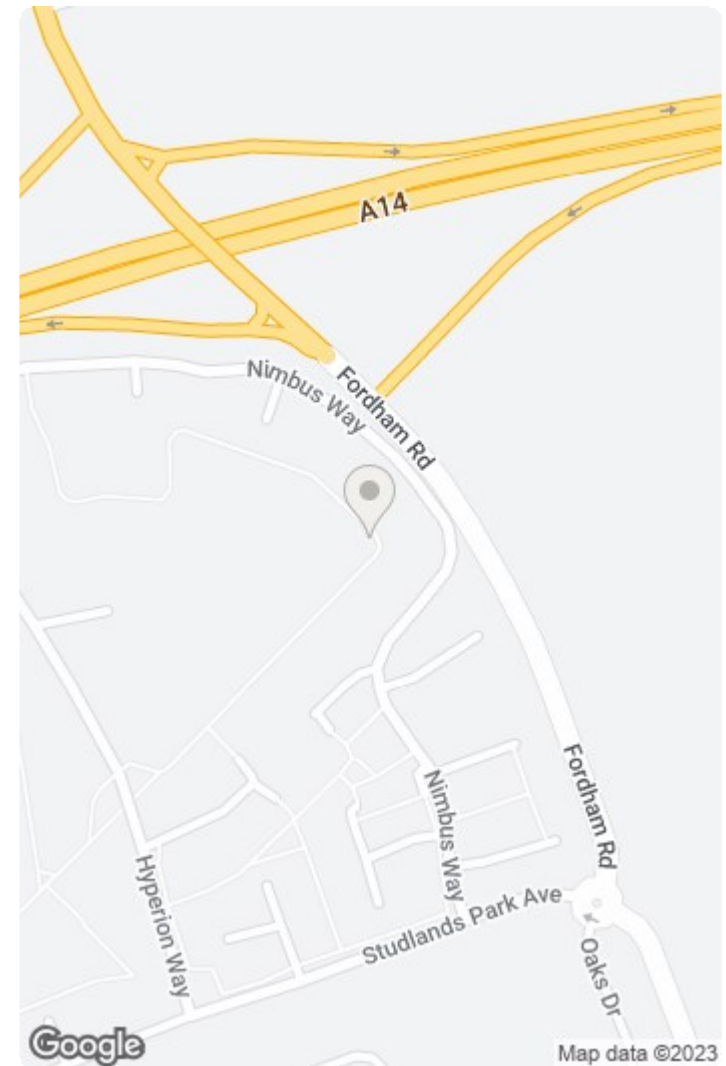
GROUND FLOOR



1ST FLOOR



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