

**32 Portland Road, Newmarket
Suffolk CB8 0NP
Guide Price £259,950**

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk



An established semi-detached family home standing within this popular development and offered for sale with no onward chain.

Recently improved, this property offers accommodation to include entrance hall, living room/dining room, conservatory/garden room, refitted kitchen, two generous size bedrooms and a refitted shower room.

Externally the property offers a fully enclosed rear garden.

Council Tax Band B (West Suffolk)
EPC (C)



Accommodation Details

Entrance Hall

Staircase rising to first floor, doors leading through to:

Kitchen

12'9" x 7'8" (3.90m x 2.34m)

Fitted with a modern range of eye level and base storage units with working top surfaces over, stainless steel sink with drainer and mixer tap over, built in electric oven, separate induction hob with extractor hood above, wall mounted combi boiler, integrated dishwasher and fridge freezer, space and plumbing for washing machine, tiled splashbacks, timber flooring, storage cupboards, two windows to the front aspect.

Living Room

19'5" x 10'2" (5.93m x 3.11m)

Radiator, window to rear aspect, sliding doors leading out to conservatory.

Conservatory

15'5" x 8'2" (4.71m x 2.50m)

Bright space with windows to side and rear aspects, electric sockets, tiled flooring, French doors opening out onto rear garden.

First Floor Landing

Window to the front aspect, doors and access through to:

Bedroom 1

13'6" x 10'5" (4.13m x 3.19m)

Storage cupboard, radiator, window to the rear aspect

Bedroom 2

10'9" x 10'1" (3.30m x 3.09m)

Radiator, window to the rear aspect.

Shower Room

5'7" x 5'5" (1.72m x 1.66m)

Suite comprising low level WC, hand wash basin and shower cubicle, radiator, obscured window to the front aspect.

Outside

Front - Laid mainly to shingle, pathway leading to property entrance, walled surround with iron gate, access to rear garden.

Rear - Enclosed rear garden laid mainly to shingle, patio area, timber shed and fencing, gated access to side of property.

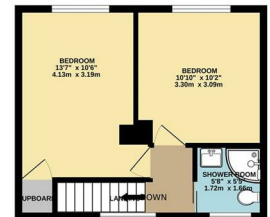
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(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
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing condensed data, measurements of areas, windows, doors and 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 a guide for prospective purchasers. The layout, systems and appliances shown have not been tested and are guaranteed as to their operation or efficiency only as shown.

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

