

**35 Hillside, Heath Road, Newmarket
Suffolk CB8 8AY
Guide Price £130,000**

MA
Morris Armitage
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Forming part of the conversion of a Victorian Coach House, located in idyllic position within the town, yet enjoying the close proximity to the Gallops.

For over 55s, this ground floor apartment comprises, entrance hall, kitchen, sitting/dining room, conservatory, bedroom and shower room.

Communal gardens and also benefiting from a garage and parking.

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



Accommodation Details

Entrance Hall

Door to large storage cupboard, further doors through to:

Kitchen

11'0" x 5'10" (3.37m x 1.80m)

Fitted with a matching range of eye level and base storage units with working top surfaces over, composite sink with drainer and mixer tap over, built in double electric oven, separate gas hob with extractor hood above, integrated fridge freezer, space and plumbing for washing machine, tiled splashbacks, wood effect flooring, window to the rear aspect.

Sitting/Dining Room

16'2" x 10'9" (4.95m x 3.28m)

Television connection point, radiators, wood effect flooring, glazed door with windows either side to the rear aspect leading in to:

Conservatory

10'5" x 7'11" (3.20m x 2.43m)

Lovely light space with windows to all sides, door opening out onto rear communal garden.

Lobby

Doors through to:

Bedroom

12'4" x 8'11" (3.76m x 2.74m)

Radiator, dual aspect with windows to the side and rear aspects.

Shower Room

6'4" x 6'2" (1.95m x 1.90m)

Suite comprising concealed unit WC, hand wash basin and shower cubicle, part tiled walls, vinyl flooring, radiator, obscured window to the front aspect.

Outside

Far reaching views over paddocks, communal garden areas, resident parking and garage.

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	
		67	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	
		69	73

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 577 sq.ft. (53.6 sq.m.) approx.
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