



32 Park Lane
Newmarket, Suffolk CB8 8AX
Guide Price £280,000

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A late Victorian end of terrace property located in a convenient position on the South side of the town set within easy reach of the town centre and train station.

The property offers accommodation comprising a sitting room, dining room, kitchen, downstairs bathroom and cloakroom and three bedrooms.

Externally offering an enclosed courtyard style garden.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Viewing is absolutely essential.

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

Accommodation Details

Front door with top light and storm porch leading through to:

Entrance Hall

With staircase rising to the first floor, radiator, door leading through to:

Dining Room 12'11" x 11'10" (3.94m x 3.61m)

With window to the rear aspect, built in cupboard, radiator, door leading through to:

Sitting Room 13'6" x 11'4" (4.11m x 3.45m)

With bay window to the front aspect, TV aerial connection point, radiator.

Kitchen 9'5" x 9'1" (2.87m x 2.77m)

Fitted with a range of eye level and base storage units with wood effect working top surfaces over, built in cooker, separate hob with extractor hood over, space for fridge/freezer, inset sink unit with mixer tap over, tiled splashbacks, tiled flooring,

radiator, window to the side aspect, door leading through to:

Inner Lobby

With door to the side aspect leading to the rear garden, door leading through to:

Cloakroom

With low level WC, tiled flooring, radiator, window to the rear aspect.

Bathroom 8'0" x 6'1" (2.44m x 1.85m)

Comprising panel bath with shower over and glass screen and pedestal wash hand basin, part tiled walls, tiled flooring, built in cupboard, recess and plumbing for washing machine, radiator, window to the rear aspect.

First Floor Landing

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

Bedroom 1 14'9" x 11'2" (4.50m x 3.40m)

With two windows to the front aspect, radiator.

Bedroom 2 11'11" x 9'7" (3.63m x 2.92m)

With window to the rear aspect, radiator.

Bedroom 3 12'7" x 9'8" (3.84m x 2.95m)

With window to the rear aspect, radiator.

Outside - Front

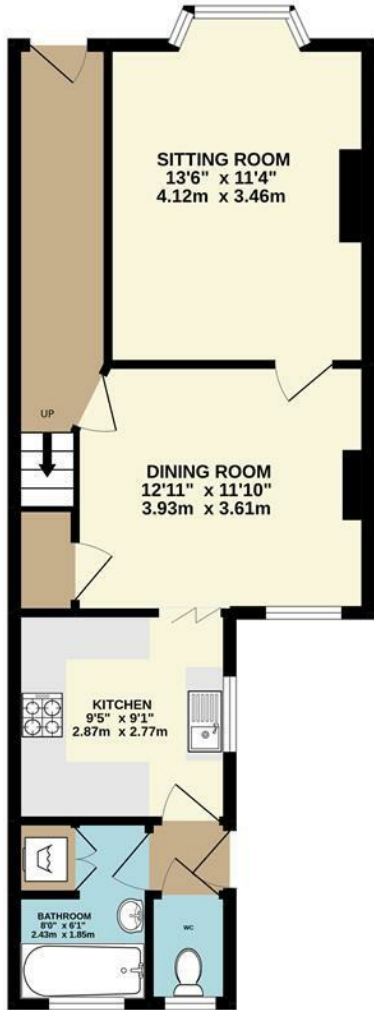
Enclosed front garden with mature hedging to the front and steps leading to the front door, outside lighting.

Outside - Rear

Fully enclosed courtyard style garden with paved patio/seating area, areas laid to stone and slate chippings, outside lighting.



GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.

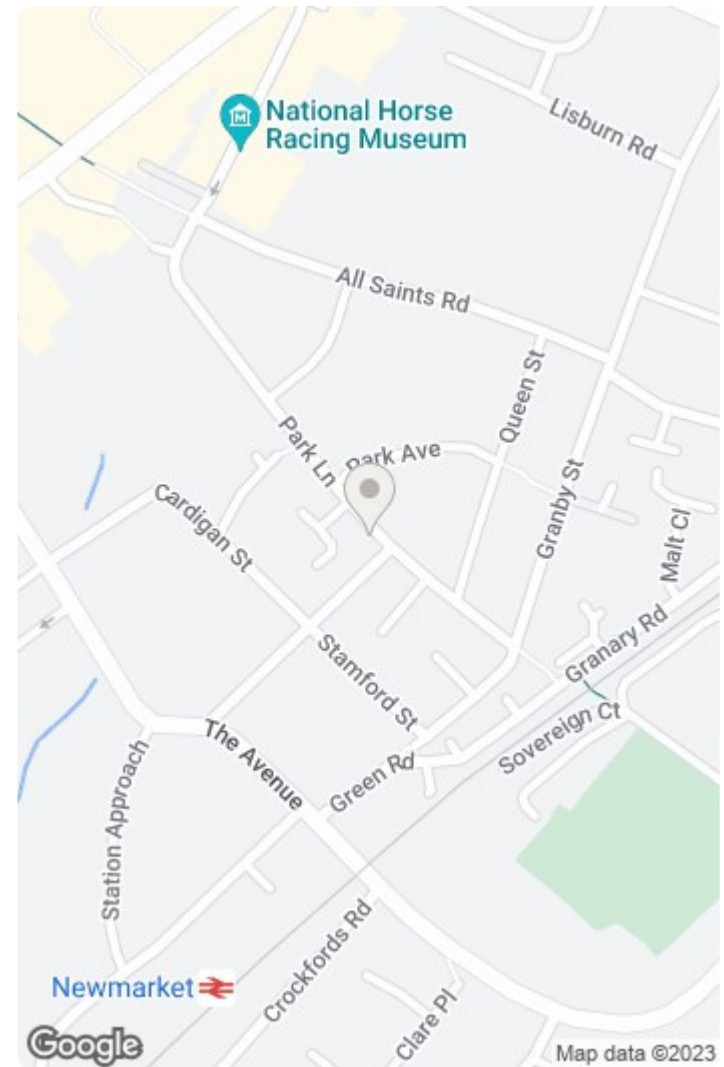


1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	84		
54			

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

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