



**13 The Orchard**  
**Newmarket, CB8 9EA**  
**Guide Price £250,000**

**MA**  
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### 13 The Orchard, Newmarket, CB8 9EA

Set at the heart of the desirable village of Ashley, a rare opportunity to purchase an immaculate and stylishly presented two bedroom semi-detached bungalow.

Benefitting internally from a living room, kitchen, conservatory, kitchen, two bedrooms and a four piece bathroom.

Externally this home has front and rear gardens, driveway parking and garage en bloc.

Early viewing absolutely essential.

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

#### Accommodation

##### Entrance Hall

With uPVC entrance door, storage cupboard.

##### Living Room

17'2" x 10'8"

With fireplace with inset log burner, electric heater, uPVC window and door leading to:

##### Conservatory

17'7" x 8'9"

With uPVC doors leading to garden, electric heater.

##### Kitchen

8'4" x 8'4"

With a range of wall and base units with solid wood work tops over, inset butler sink with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, space for cooker, integrated extractor hood, uPVC window

and door leading to conservatory.

##### Bedroom 1

11'4" x 10'8"

With uPVC window to front aspect, electric heater.

##### Bedroom 2

8'5" x 7'8"

With uPVC windows to front and side aspects, electric heater.

##### Bathroom

With shower cubicle, freestanding rolltop bath, pedestal wash basin, low level WC, uPVC window to side aspect, ladder style towel radiator.

##### OUTSIDE

The property is approached via a gravel driveway offering parking, front garden laid to lawn, side access through to

the enclosed rear garden, laid mainly to lawn with patio area and shed.

Garage with up and over door located en bloc just steps away from the property.

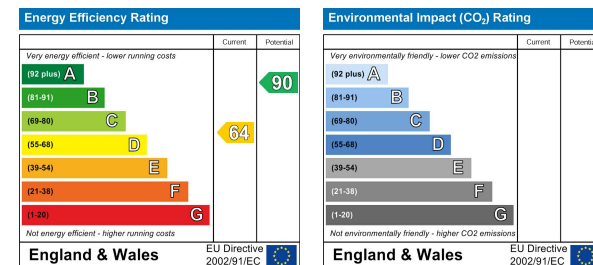




TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.

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