

**27 Vicarage Road, Newmarket
Suffolk CB8 8HP
Guide Price £235,000**

MA
Morris Armitage
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A modern end of terrace property set within the heart of the town centre and positioned in striking distance of all amenities with easy access to the railway station.

Accommodation includes entrance hall, generous size living room/dining room, kitchen, two sizeable bedrooms and bathroom. Benefiting from has heating.

Externally the property offers a fully enclosed mainly paved rear garden and GARAGE facilities.

Council Tax: C
EPC: E



Accommodation Details

Entrance Hall

With staircase rising to the first floor, doors to:

Living / Dining Room

Dual aspect room with windows to the front and rear, TV aerial connection point, radiators.

Kitchen

Fitted with a range of eye level and base storage units with working top surfaces over, sink unit with drainer and mixer tap over, gas hob with extractor hood above, space and plumbing for washing machine and dishwasher, tiling to splashback areas, window to the rear aspect, rear entrance door.

FIRST FLOOR

Landing

With storage cupboard, doors to:

Bedroom 1

With built in wardrobes, two windows to the front aspect, radiator.

Bedroom 2

With window to the rear aspect, radiator.

Bathroom

Suite comprising low level WC, pedestal hand wash basin and panelled bath with shower over, tiled walls, radiator, obscured window to the rear aspect.

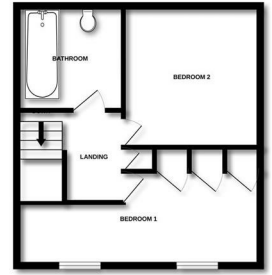
Outside

Low maintenance outdoors spaces to the front and the back, both laid to paving. Pedestrian access to garage from rear garden.

GROUND FLOOR



1ST FLOOR



Whilst every effort 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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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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	

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	

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