



Noel Murless Drive
Newmarket, CB8 0DS
£170,000

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A modern and well presented first floor apartment set on the edge of the town centre and within walking distance of High Street and an appealing range of restaurants.

Boasting accommodation to include communal entrance, entrance hall, living room/dining room with balcony, kitchen, two bedrooms and family bathroom. Benefiting from double glazing and gas fired heating.

Externally the property offers a garden to the rear laid mainly to lawn.

Ideal for the first time buyer and viewing is recommended.

EPC (C)

Council Tax Band A (West Suffolk)

Entrance Hall

With radiator and useful storage cupboard.

Living/Dining Room 18'8" x 9'11" (5.70 x 3.04)

Television connection point, radiators, feature fireplace with mantle over, sliding doors leading to the balcony.

Kitchen 12'4" x 6'7" (3.76 x 2.01)

Fitted with a matching range of eye level and base storage units with working top surfaces over, steel sink with drainer, built in oven, electric hob with extractor hood above, tiled

splashbacks, space and plumbing for washing machine and free standing fridge/freezer. Window to the rear aspect.

Bathroom

Suite comprising low level WC, panelled bath with shower attachment over, pedestal wash hand basin, tiling to splashback areas.

Bedroom 1 11'8" x 9'5" (3.58 x 2.88)

With window to the front aspect, built-in storage cupboards, radiator.

Bedroom 2 10'0" x 6'0" (3.07 x 1.84)

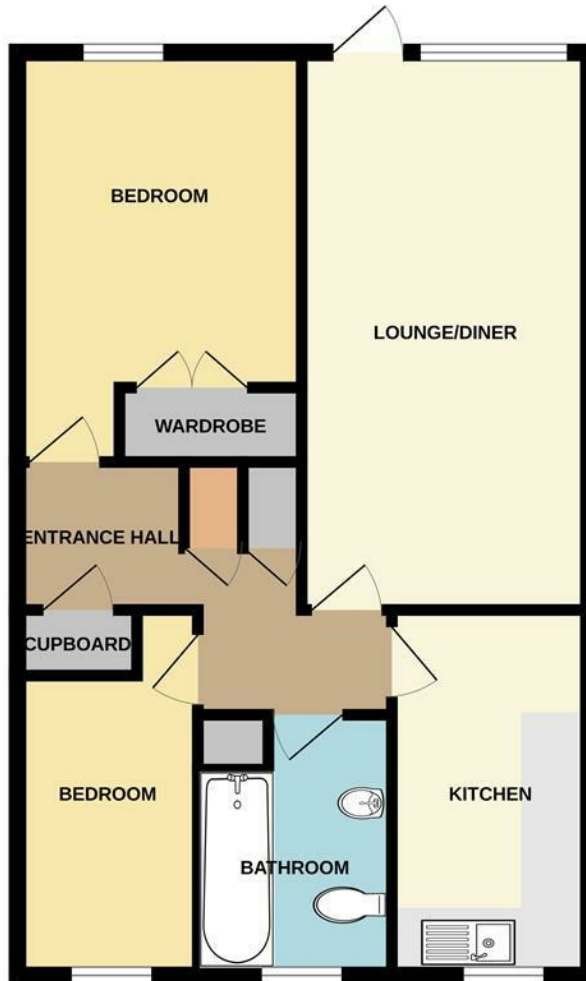
With window to the rear aspect, built-in storage cupboard, radiator.

Garden

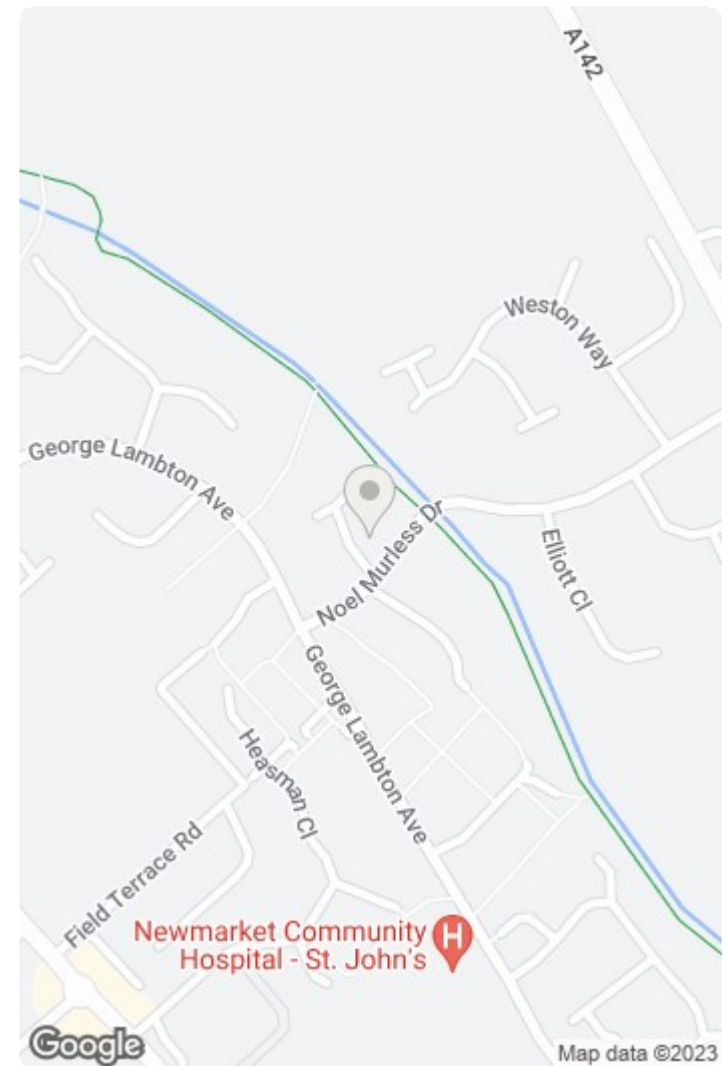
Partly fenced, laid mainly to lawn. Brick storage cupboard.



GROUND FLOOR



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (45-54)		E (45-54)	
F (35-44)		F (35-44)	
G (2-34)		G (2-34)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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