



**Melrose Gardens**  
**Newmarket, CB8 0EW**  
**Offers In Excess Of £225,000**

## Melrose Gardens, Newmarket, CB8 0EW

A superb opportunity to purchase an established semi-detached bungalow, in need of updating and set at the end of a no-through road.

Offering huge scope for extension and improvements, this bungalow offers accommodation to include an entrance hall, living room, kitchen, garden room/conservatory, two bedrooms and a bathroom.

Externally benefitting from a driveway leading to car port and extended garage plus a fully enclosed rear garden.

Rarely available and offered for sale with no onward chain.

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

### Accommodation Details

Door to the side leading through to:

#### Entrance Hallway

With radiator, door leading through to:

#### Living Room 15'8" x 10'5" (4.78m x 3.18m)

With window to the front aspect, feature fireplace to the side, TV aerial connection point, radiator.

#### Kitchen 11'6" x 6'6" (3.51m x 1.98m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer tap over, tiled splashbacks, vinyl flooring, wall mounted gas fired boiler, door leading through to:

#### Sun Room/Conservatory 14'10" x 7'9" (4.52m x 2.36m)

With sliding patio door to the rear aspect and door to the side aspect leading to the rear garden, tiled flooring, radiator.

#### Bedroom 1 13'11" x 8'10" (4.24m x 2.69m)

Dual aspect room with windows to the front and side aspects, radiator.

#### Bedroom 2 9'6" x 8'3" (2.90m x 2.51m)

With window to the side aspect and picture window to the Sun Room/Conservatory.

#### Bathroom 6'7" x 4'6" (2.01m x 1.37m)

With suite comprising panel bath with shower over, pedestal wash hand basin and low level WC, tiled walls, radiator, picture window with obscured glass to the Sun Room/Conservatory.

#### Outside - Front

Paved front garden bordered by a variety of mature plants/shrubs, driveway leading to car port with access to:

#### Garage 20'0" x 9'4" (6.10m x 2.84m)

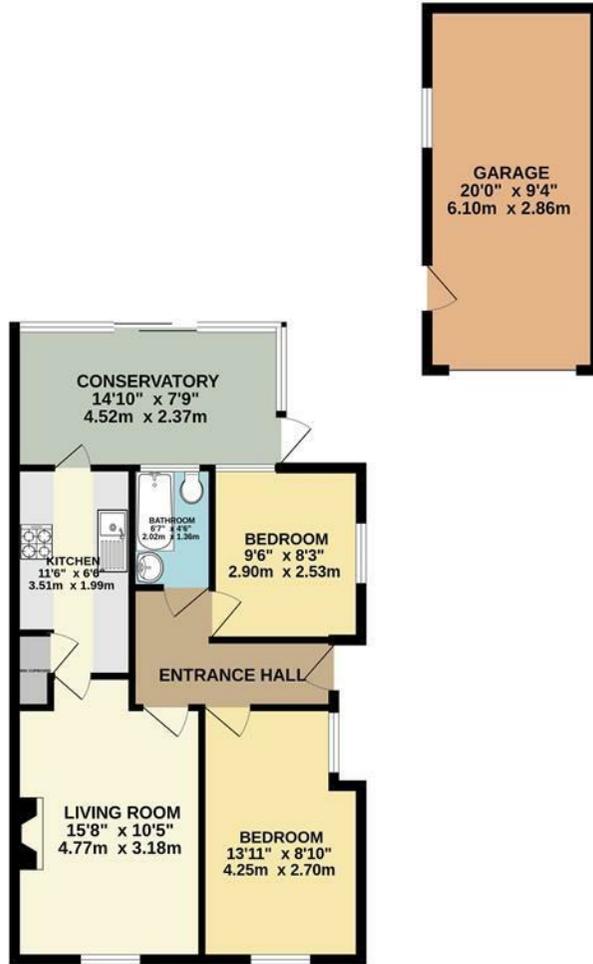
Tandem garage with up and over style door, power and lighting, window and pedestrian door to the side.

#### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, patio/seating area.



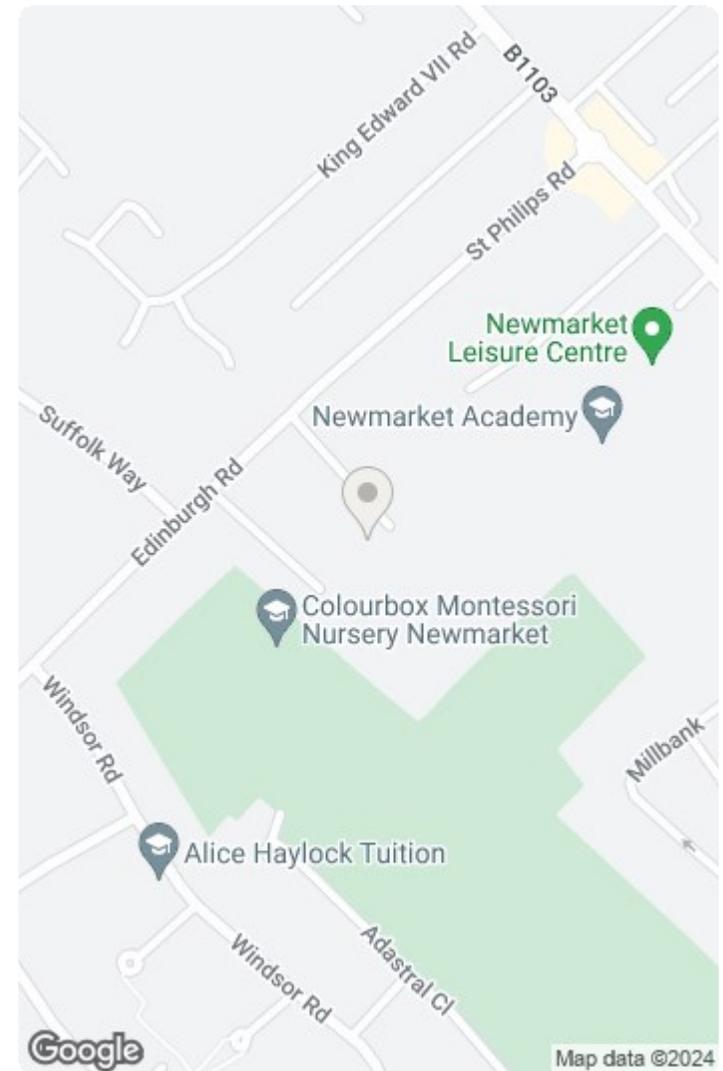
GROUND FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



12A MELROSE

TOTAL FLOOR AREA: 809 sq.ft. (75.2 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.  
Made with Metropix 6/2023



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (1-14)			A (1-14)		
B (15-20)			B (15-20)		
C (21-25)			C (21-25)		
D (26-35)			D (26-35)		
E (36-45)			E (36-45)		
F (46-55)			F (46-55)		
G (56-65)			G (56-65)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	86	91	England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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