



Melton Close
Newmarket, CB8 8BE
Asking Price £225,000

Melton Close, Newmarket, CB8 8BE

A charming end of terrace cottage located upon a quiet no through road set within easy reach of the train station and town centre.

This well presented home offers accommodation comprising a living room with open fireplace , kitchen/diner, two double bedrooms and a downstairs bathroom.

Complete with a courtyard style garden to the rear.

Early viewing is essential.

EPC E
Council Tax B (West Suffolk)

Accommodation Details:

Living Room 11'1" x 9'2" (3.4 x 2.8)

With window to the front aspect, Victorian style fireplace to the side, strip wood flooring, TV aerial connection point, radiator, access and door leading through to:

Inner Lobby

Staircase rising to the first floor, access and door leading through to:

Kitchen/Diner 11'1" x 9'10" (3.4 x 3.0)

Fitted with a range of eye level and base storage units with wood effect working top surfaces over, built in oven, separate hob with extractor housed in exposed brick chimney breast, space and plumbing for washing machine,

inset sink unit with mixer tap over, space and plumbing for dishwasher, wood effect flooring, understairs storage cupboard, ample room for dining table and chairs, radiator, window to the rear aspect, opening leading through to:

Rear Lobby

With space for fridge/freezer, cupboard housing gas fired boiler, tiled flooring, part glazed door leading to the rear garden, access and door leading through to:

Bathroom

With suite comprising panel bath with electric shower over, wash hand basin and low level WC, part tiled walls, tiled flooring, radiator, window to the rear aspect.

First Flooring Landing

Strip wood floor, access to loft space and access to:

Bedroom 1 11'1" x 9'2" (3.4 x 2.8)

With window to the front aspect, Victorian style feature fireplace, strip wood flooring, over stairs wardrobe, radiator.

Bedroom 2 7'10" x 9'10" (2.4 x 3.0)

With window to the rear aspect, strip wood flooring, radiator.

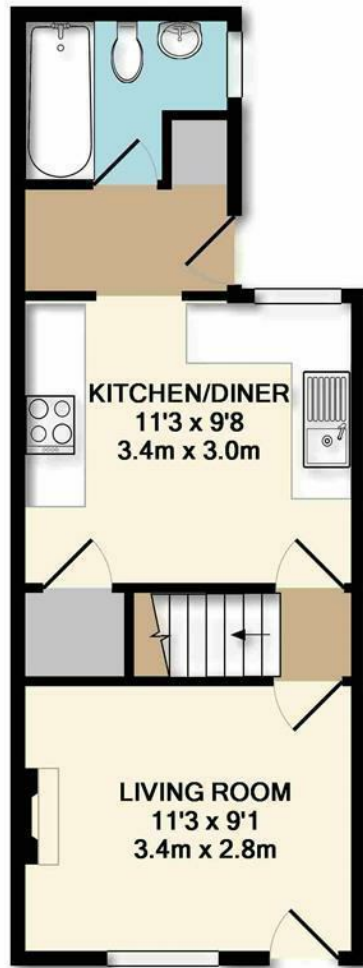
Outside - Front

With pathway leading to gated access to the rear garden.

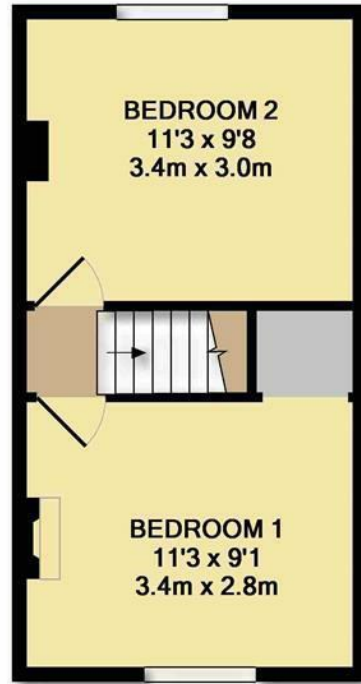
Outside - Rear

Fully enclosed courtyard style rear garden.





GROUND FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)

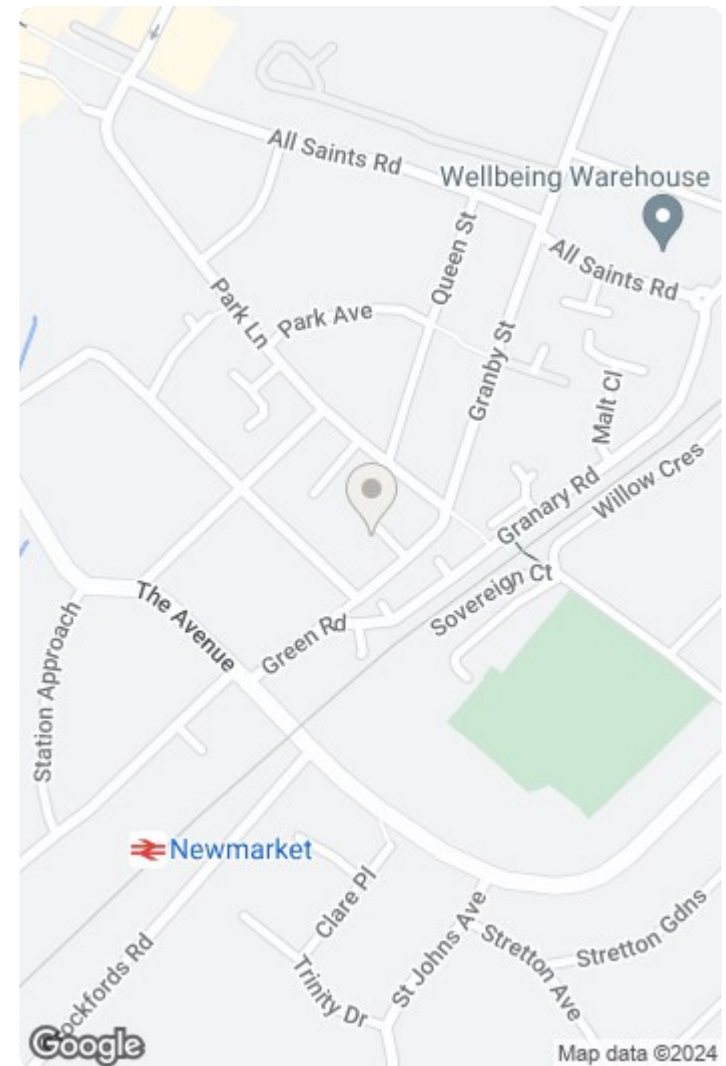


1ST FLOOR
APPROX. FLOOR
AREA 244 SQ.FT.
(22.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 557 SQ.FT. (51.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		54	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC	

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