



MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk
for sale

Aureole Walk
Newmarket, CB8 7AZ
Guide Price Offers In Excess Of £210,000

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Aureole Walk, Newmarket, CB8 7AZ

A modern and fully refurbished end of terrace family home set within this established residential area overlooking open green space.

Offering freshly decorated rooms throughout with accommodation comprising an entrance hall, living/dining room, re-fitted kitchen, two good size bedrooms and a re-fitted family bathroom. Benefiting from brand new flooring/carpets, gas fired heating and double glazing.

Externally the property offers an enclosed rear garden.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

EPC (D)

Council Tax Band B (West Suffolk)

Accommodation Details:

Entrance Hall

With under stairs storage cupboard, staircase rising to the first floor and door through to the:

Kitchen 9'2" x 8'3" (2.79m x 2.51m)

Newly fitted kitchen with a range of matching eye and base level storage units and working tops over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated electric oven and four ring hob, space for fridge and window to the front aspect.

Living Room 16'4" x 11'4" (4.98 x 3.46)

Spacious living room with TV connection point, radiator.

Window and door to the rear aspect.

First Floor Landing

With storage cupboard and door through to the bedrooms and bathroom.

Bedroom 1 13'2" x 8'4" (4.03 x 2.56)

With radiator and window to the rear aspect.

Bedroom 2 11'4" x 6'8" (3.47 x 2.05)

With radiator and window to the rear aspect.

Bathroom

Recently fitted three piece suite comprising of concealed WC, wash basin with vanity under, panelled bath (panel to be added) with shower attachment, heated towel rail

and window to the front aspect.

Outside - Front

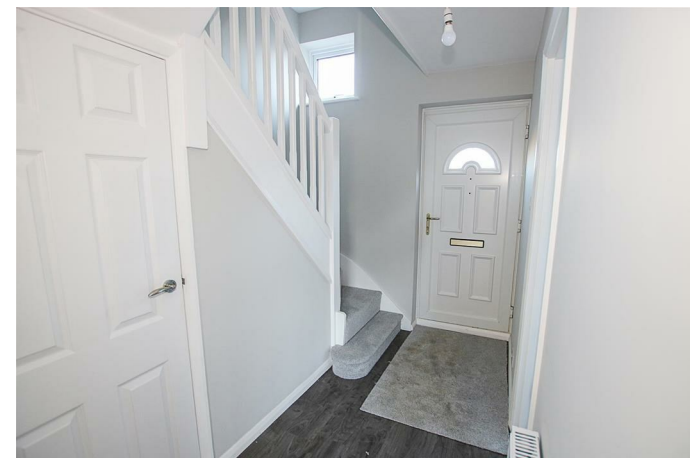
Enclosed by dwarf bricked wall, pathway leading up to the front entrance and overlooking green area.

Outside - Rear

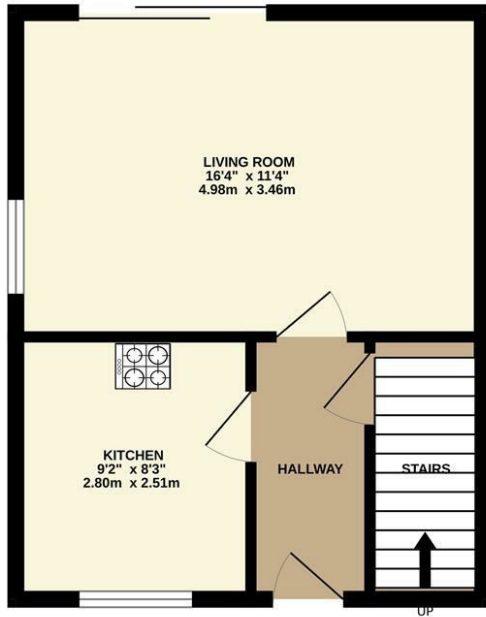
Fully enclosed rear garden.

AGENTS NOTE

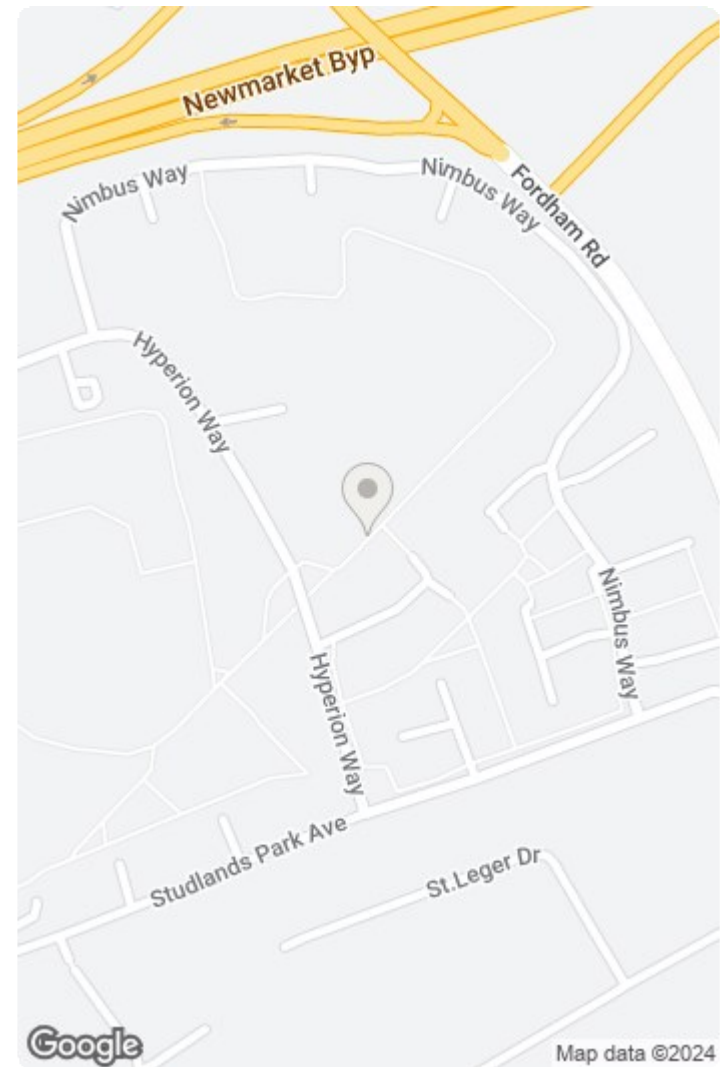
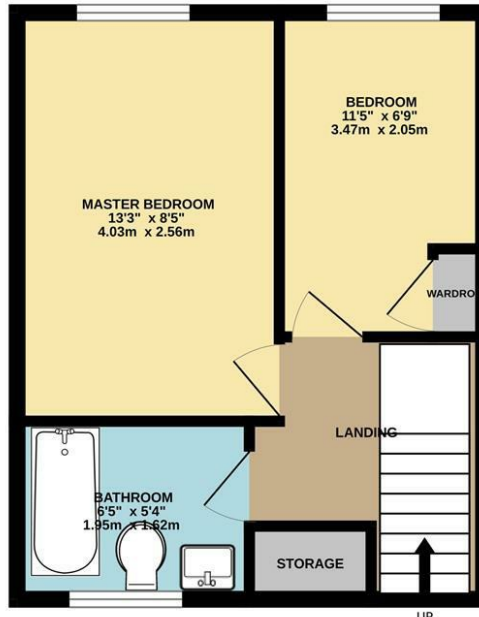
The property will have been painted externally - main photo gives an impression of how it will look once painted.



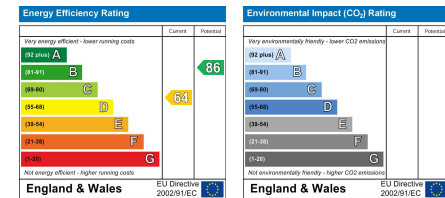
GROUND FLOOR



1ST FLOOR



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