



Trinity Drive
Newmarket, CB8 8BJ
Guide Price £350,000

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Trinity Drive, Newmarket, CB8 8BJ

Detached bungalow set on a good size plot, nestling within this highly regarded residential area amidst a cluster of similar properties.

Offering well proportioned rooms with accommodation comprising an entrance hallway, kitchen/breakfast room, living room, two good sized bedrooms and a shower room.

Externally the property offers gardens to the front and rear, driveway and garage facilities.

Entrance Hall

With door leading through to the:

Hallway

Storage cupboard, airing cupboard and door leading through to the:

Living Room 15'10" x 13'5" (4.84 x 4.10)

Generous sized living room with featured bricked fireplace, TV connection point, radiator and windows to the side and front aspect.

Kitchen/Breakfast Room 17'10" x 9'11" (5.46 x 3.03)

Fitted with a range of matching eye and base level storage units with working surfaces over, tiled splashback areas, composite sink with mixer tap, space for oven, fridge, freezer, washing machine, radiator, window to the front and side aspects and side external door.

Bathroom 6'10" x 6'8" (2.09 x 2.05)

Three piece comprising of a

closed coupled WC, pedestal wash basin, walk-in shower with glass screen, tiled walls and obscured window to the side aspect.

Bedroom 1 14'2" x 10'11" (4.32 x 3.33)

Double bedroom with built-in wardrobes and overhead storage cupboards, radiator and window to the rear aspect.

Bedroom 2 14'2" x 10'11" (4.32 x 3.33)

Double bedroom with built-in wardrobe, radiator and window to the rear aspect.

Outside - Rear

Fully enclosed rear garden with two paved patio areas, steps up to the lawn area with a variety of vibrant shrubs and flowers. Side pedestrian gate out to the driveway.

Outside - Front

Laid to lawn frontage with bloc driveway leading up to the:

Garage 18'11" x 8'10" (5.77 x 2.71)

Metal electric up and over door, power and electric connected.

PROPERTY INFORMATION

Maintenance fee -

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached bungalow

Property Construction - Standard

Number & Types of Room -

Please refer to the floorplan

Square Meters - 73 SQM

Parking - Driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

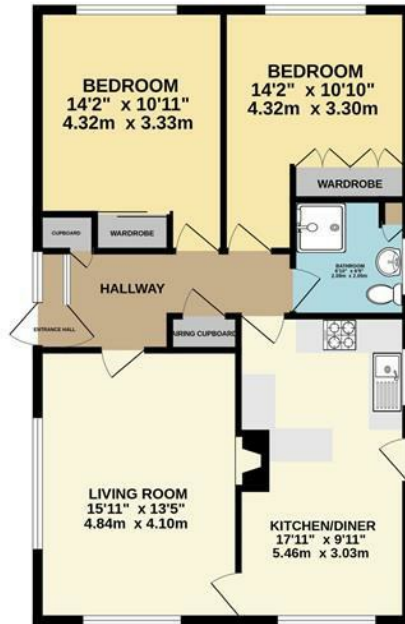
Broadband Type - Ultrafast available, 1000Mbps download, 50Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



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TOTAL FLOOR AREA: 945 sq.ft. (87.8 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	64	England & Wales	EU Directive 2002/91/EC	60

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