



Manderston Road
Newmarket, Suffolk CB8 0QG
Guide Price £270,000

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A spacious end terrace property, conveniently located and superbly presented throughout. Boasting generous gardens, and driveway parking. Accommodation comprising entrance hall, sitting room opening into dining room with double doors to the rear garden deck, kitchen, large utility room, large pantry/store, generous master bedroom, second double bedroom and family bathroom.

Viewing is highly recommended

EPC C

Council Tax B (West Suffolk)

Accommodation Details:

Storm canopy and double glazed front entrance door though to the:

Hallway

Tiled flooring, radiator and staircase rising up to the first floor.

Sitting Room 12'8" x 10'10" (3.88 x 3.32)

TV connection point, radiator, window to the front aspect and opening through to the:

Dining Room 9'8" x 7'1" (2.97 x 2.16)

Radiator and French style doors out to the rear garden.

Kitchen 10'10" x 7'5" (3.32 x 2.28)

Fitted with both eye and base level storage units with working surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, storage cupboard, integrated oven and ceramic hob. Window to the rear aspect and door though to the:

Utility Room 19'9" max x 6'10" (6.04 max x 2.09)

Eye level storage units, space and plumbing for a washing machine and fridge, doors out to the front and rear aspect of the property, door through to the store area.

Store

With power and lighting.

First Floor Landing

Radiator, window to the side aspect and door though to:

Bedroom 1 14'4" x 10'2" (4.37 x 3.12)

Double bedroom with storage cupboard, radiator and window to the front aspect.

Bedroom 2 11'5" x 9'6" (3.49 x 2.92)

Double bedroom with storage cupboard, radiator and window to the rear aspect.

Bathroom

Three piece white suite comprising of a concealed WC, wash basin with vanity under, P-shaped bath with wall mounted shower, tiled walls and flooring, heated towel rail and window to the rear aspect.

Outside - Rear

Fully enclosed garden, mainly laid to lawn with decked area and ample space for table and chairs.

Outside - Front

Paved driveway with parking spaces for up to two vehicles, lawn area and pathway leading up to the front entrance.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 82SQM

Parking – Off road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Ultrafast

available, Max 1000Mbps

download, 220Mbps upload

Mobile Signal/Coverage – Good

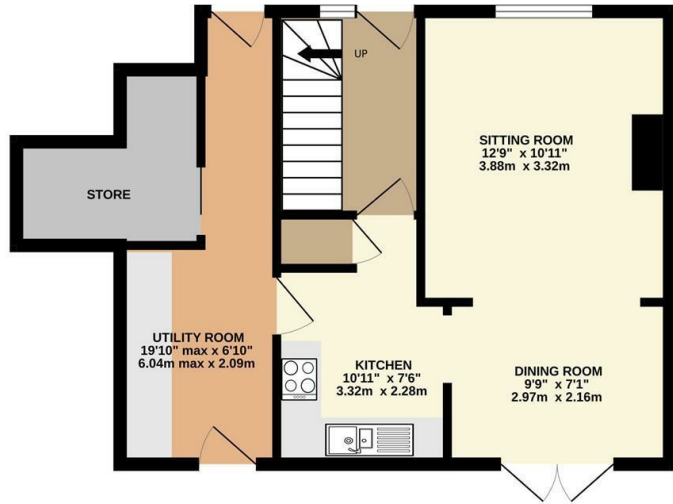
Rights of Way, Easements,

Covenants – None that the vendor

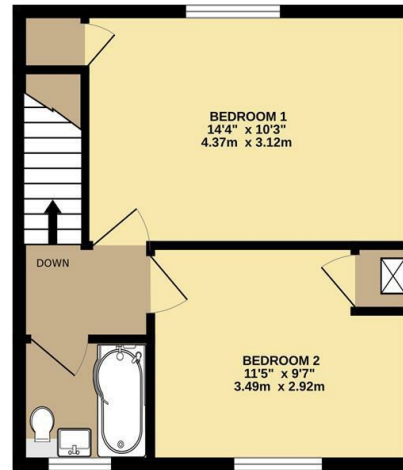
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GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

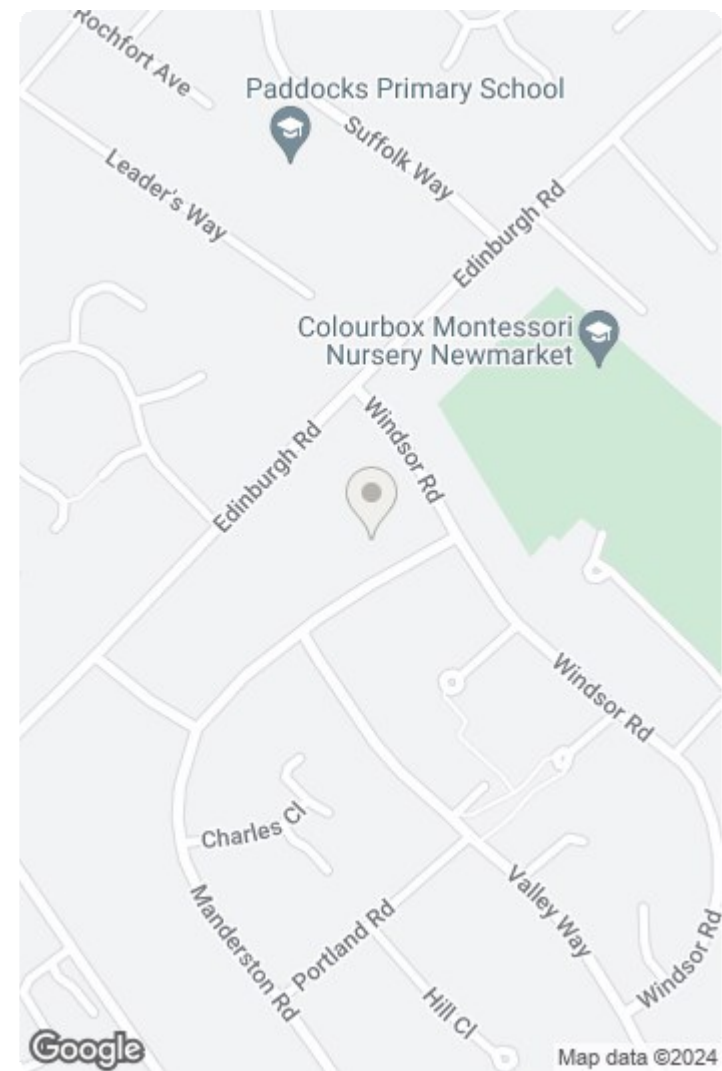


1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.7 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
77	87		
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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