



**Centre Drive
Newmarket, Suffolk CB8 8AN
Offers In Excess Of £325,000**

Centre Drive, Newmarket, Suffolk CB8 8AN

A delightful and superbly presented detached property, conveniently located toward the lower end of this popular area on the fringes the town. Within walking distance to town centre amenities,

This early twentieth century bungalow has been fully renovated by the current owner, with accommodation comprising an entrance hall, living and dining room, modern kitchen, two double bedrooms and a shower room.

Complete with a beautiful, well maintained mature rear garden, driveway parking and detached garage.

Offered for sale with no onward chain.

Council Tax D (East Cambs)
EPC (E)



Entrance Hall

With access and door through to:

Dining Room 12'1" x 11'10" (3.69 x 3.61)

With built in storage cupboards, radiator, window to the rear aspect and opening through to the:

Living Room 12'1 x 10'11 (3.68m x 3.33m)

Spacious living room with featured fireplace and mantel, TV connection point, radiator and window to the front aspect.

Kitchen 12'4" x 7'10" (3.77 x 2.40)

Fitted with both eye and base level storage units with working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated

appliances to include ceramic hob with extractor above, oven and microwave. Space and plumbing for dishwasher, washing machine and tumble dryer. Window to the side aspect and external door out to the rear garden.

Bedroom 1 12'1 x 11' (3.68m x 3.35m)

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

Bedroom 2 11'10" x 8'5" (3.61 x 2.59)

Double bedroom with radiator and window to the rear aspect.

Bathroom

Three piece suite comprising of a low level WC, pedestal wash basin and walk-in shower with glass screen, heated towel rail and obscured window to the rear aspect.

Outside - Front

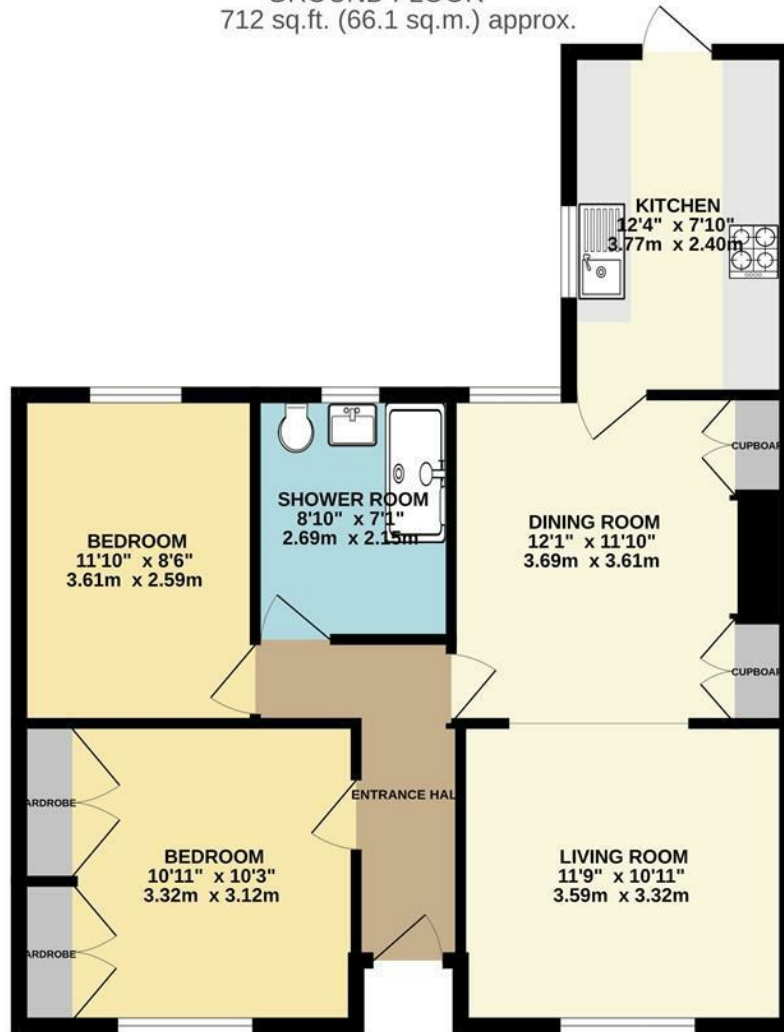
Small front area, partly fenced, with pathway to the front of the house. Driveway to the side of the property with access to a detached single garage.

Outside - Rear

Established South-West facing gardens predominantly laid to lawn with mature shrubs and plants, pathway and patio area providing plenty of room for table and chairs.



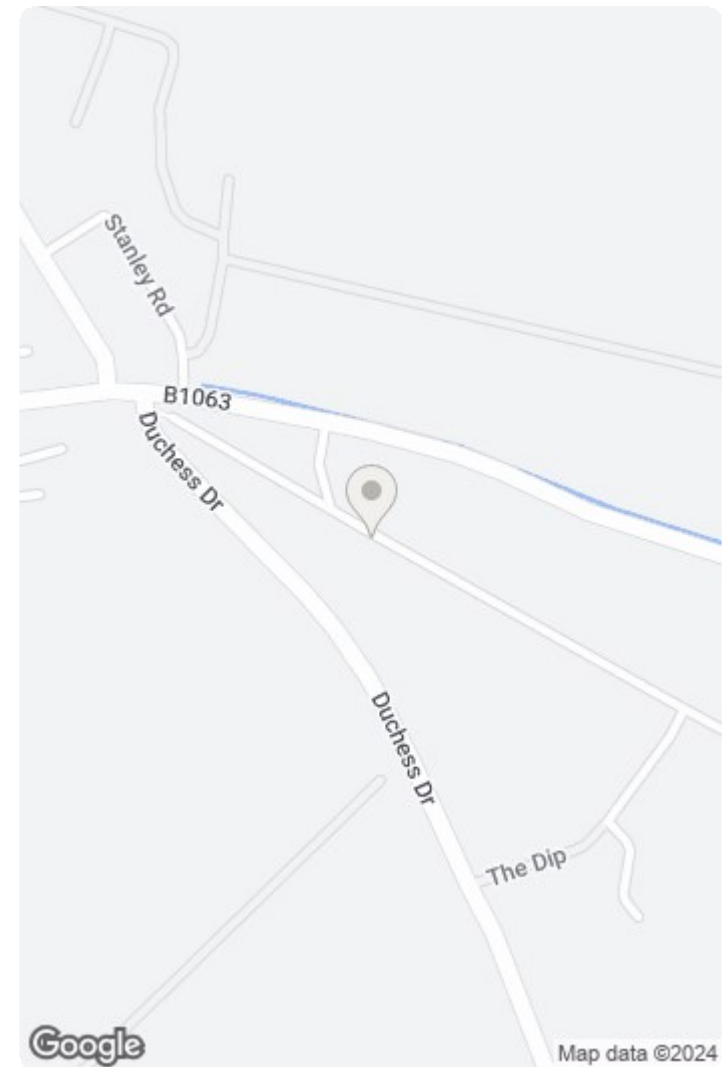
GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



6 CENTRAL DRIVE

TOTAL FLOOR AREA: 712 sq.ft. (66.1 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 82 (94) A		Very environmentally friendly - lower CO ₂ emissions 82 (94) A	
74 (81) B		74 (81) B	
69 (80) C		69 (80) C	
64 (76) D		64 (76) D	
59 (72) E		59 (72) E	
54 (66) F		54 (66) F	
49 (60) G		49 (60) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
78		51	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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