



Plover Place
Newmarket, CB8 7FT
Guide Price £335,000

Plover Place, Newmarket, CB8 7FT

An imposing Semi Detached Town House arranged over three floors, located toward the end of a quiet close. With accommodation comprising entrance porch, living room, kitchen/dining room, three double bedrooms, cloakroom, bathroom and ensuite. Enclosed rear garden, detached garage and driveway parking.

EPC - B

Council Tax - D (West Suffolk)

Accommodation Details:

Fully glazed front entrance door through to the:

Porch

With radiator and opening through to the:

Living Room 14'9" x 11'10" (4.50 x 3.62)

Spacious living room with featured fireplace, TV connection point, radiator, storage cupboard, window to the front aspect and door through to the:

Rear Lobby

With staircase rising up to the first floor.

Kitchen/Dining Room 11'10" x 8'10" (3.62 x 2.71)

Fitted with both eye and base level storage units and working surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and four-ring gas burner hob with extractor hood above, space for fridge/freezer, dishwasher and washing machine. Tiled flooring, radiator, window and French doors out to the rear aspect.

WC

Low level WC, wash basin and part tiled walls.

First Floor Landing

With staircase rising to the second floor.

Bedroom 2 11'10" x 10'5" (3.62 x 3.20)

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

Bedroom 3 11'10" x 8'10" (3.62 x 2.71)

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

Bathroom

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, panelled bath with a shower attachment, heated towel rail, part tiled walls and window to the side aspect.

Second Floor Landing

With storage cupboard and door through to:

Bedroom 1 19'7" x 8'3" (5.97 x 2.52)

Double bedroom with built-in wardrobes, radiator, window to the front aspect and door through to the:

Ensuite 17'4" x 8'5" (5.29 x 2.59)

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, enclosed shower cubicle, radiator, part tiled walls and Velux window.

Outside - Front

Paved driveway providing ample parking spaces and leading up to the

detached garage. Laid artificial grass frontage and pathway leading up to the front entrance.

Outside - Rear

Enclosed rear garden with laid artificial grass, decking area, outdoor tap, outdoor lighting, pedestrian access into the garage and side gate.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - B

Tenure - Freehold

Council Tax Band - Council Tax D (West Suffolk)

Property Type - Semi-detached town house

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

Square Meters - 69SQM

Parking – Single garage & driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast

available, Max 1000Mbps

download, 220Mbps upload

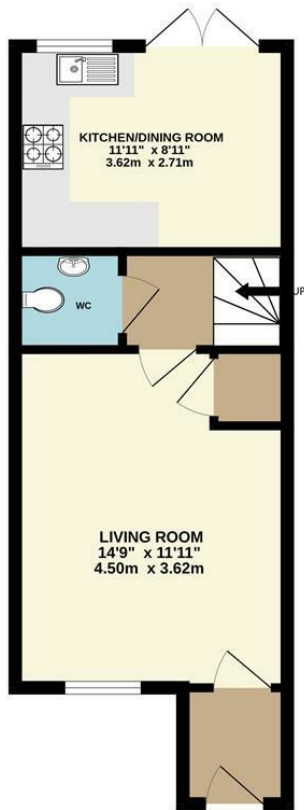
Mobile Signal/Coverage – Good

Rights of Way, Easements,

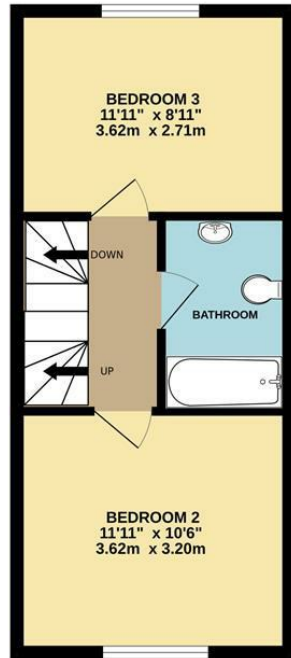
Covenants – None that the vendor is aware of



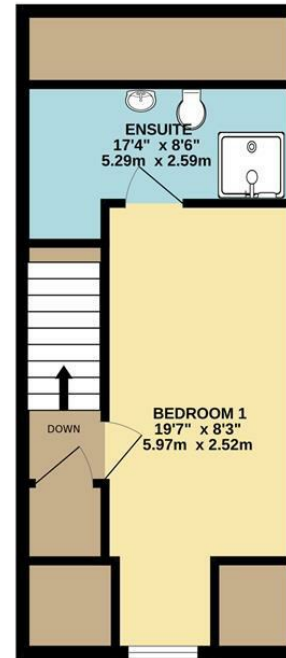
GROUND FLOOR
355 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



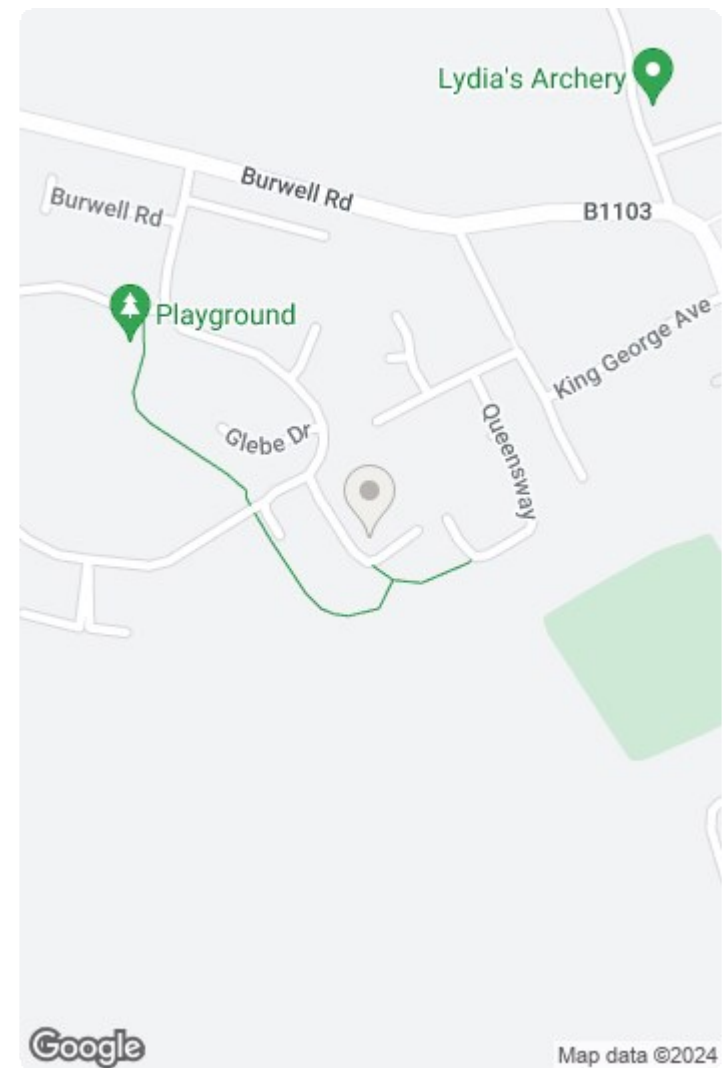
2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.5 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 (82-90)		
B (81-91)			B (71-81)		
C (69-80)			C (59-70)		
D (55-68)			D (45-58)		
E (39-54)			E (31-44)		
F (21-38)			F (17-30)		
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		England & Wales	EU Directive 2002/91/EC	

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