



Brickfields Avenue
Newmarket, Suffolk CB8 7RX
Guide Price £250,000

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An incredibly spacious two bedroom end of terrace property located in a popular residential development providing excellent access to the A14 and Cambridge.

Located on the outskirts of Newmarket and close to local amenities, the property has spacious accommodation to include an entrance hall, cloakroom, kitchen, sitting/dining room, conservatory, two double bedrooms and family bathroom.

Externally the property has an enclosed rear garden with the added benefit of two off road allocated parking spaces.

An excellent opportunity for first time buyers to purchase a very good sized home and viewing is highly recommended.

EPC (D)

Council Tax B (West Suffolk)

Accommodation Details:

Part glazed front entrance door through to the:

Entrance Hall

With wood effect flooring, radiator, access and door leading through to:

Kitchen 10'0" x 12'0" (3.07m x 3.66m)

Fitted with a range of eye level and base storage units with granite effect working top surfaces over, inset sink unit with mixer tap over, tiled splashbacks, built in oven with ceramic hob and extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, wall mounted boiler, wood effect flooring, radiator, window to the rear aspect.

Sitting/Dining Room 14'11" x 16'6" (4.57m x 5.05m)

With TV connection point, staircase rising to the first floor, wood effect flooring, radiator and door through to the:

Conservatory 14'9" x 9'3" (4.51 x 2.84)

Laid wood effect flooring and sliding doors out to the rear garden.

WC

With low level WC and wash basin.

First Floor Landing

With access to loft space, air cupboard, access and door leading through to:

Bedroom 1 12'0" x 13'5" (3.66m x 4.09m)

With window to the rear aspect, built-in cupboard, radiator.

Bedroom 2 10'0" x 12'0" (3.07m x 3.68m)

With window to the front aspect, built-in cupboard, radiator.

Bathroom 6'0" x 8'5" (1.85m x 2.57m)

Suite comprising panel bath with plumbed shower over and glass shower screen, low level WC, pedestal wash hand basin, tiled walls, tiled flooring, extractor fan.

Outside - Front

Grass area to the front with pathway leading to the front door, gated access to the rear garden, resident parking to the side.

Outside - Rear

Fully enclosed rear garden with patio area and two timber built garden sheds.

PROPERTY INFORMATION:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (east

Cambridgeshire)

Property Type - End of Terrace

Property Construction - Standard

Number & Types of Room - Please

refer to the floorplan

Square Meters - 84SQM

Parking - Allocated

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type - Ultrafast available.

Max 1000Mbps download, 100Mbps

upload

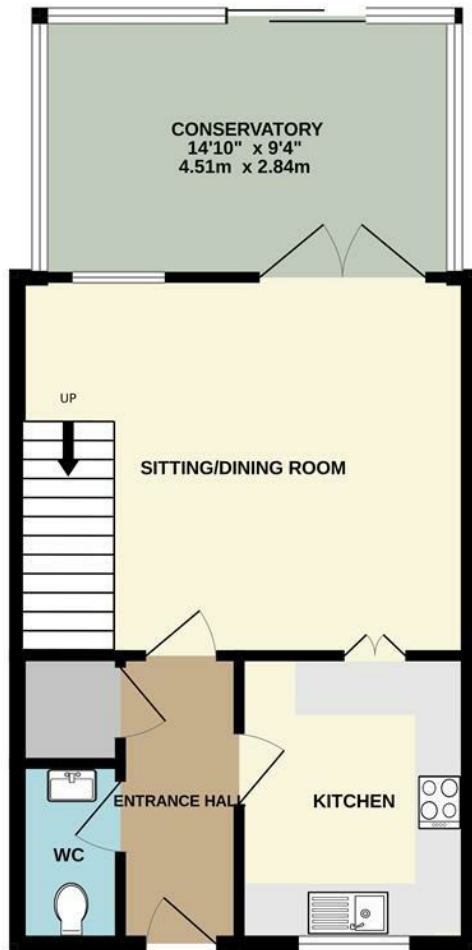
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants

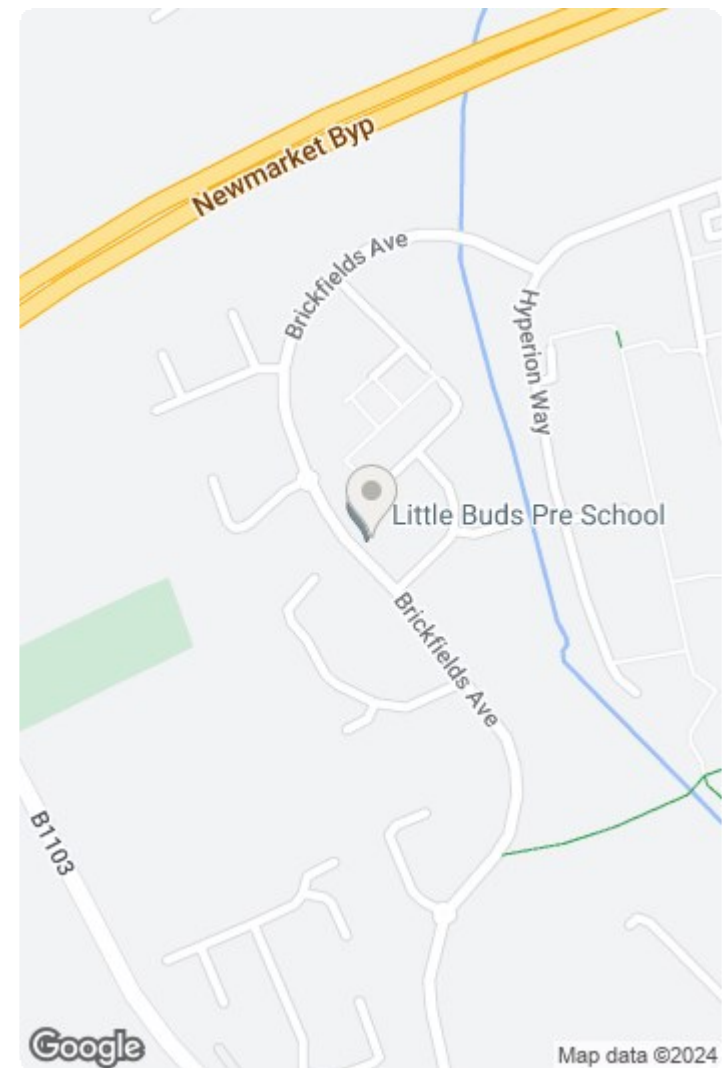
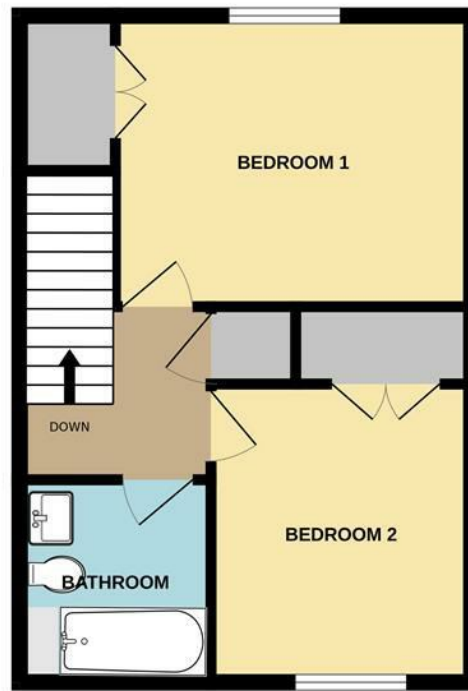
- None that the vendor is aware of



GROUND FLOOR
520 sq.ft. (48.4 sq.m.) approx.

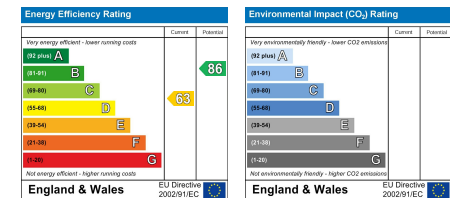


1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 903 sq.ft. (83.9 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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