



Fielden Way, Newmarket CB8 0BS

Guide Price £255,000

MA

Morris Armitage

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Fielden Way, Newmarket CBS oBS

A modern townhouse set within a cluster of similar properties and located within this well regarded and established residential area.

With impressive accommodation arranged over three floors, this property offers rooms to include a sizeable living room with open plan kitchen area, three good sized bedrooms, family bathroom and a further storage room.

Externally the property offers a fully enclosed rear garden.

EPC D
Council Tax C (West Suffolk)

Porch

With door through to the:

Entrance Hall

With radiator, staircase rising to the first floor and door through to storage area.

Storage

With power and lighting, door through to the garage,

WC

With low level WC and wash basin.

Kitchen 16'7" x 6'5" (5.08 x 1.98)

Range of eye and base level contemporary, cream cupboards with wooden work top over. 1 1/2 bowl stainless steel sink with drainer and mixer tap over. Triple oven range style cooker with 5 ring gas hob and stainless steel extractor over with splash back. Space and plumbing for washing machine. Integrated fridge/freezer and dishwasher. Breakfast bar seating area. Attractive tiled flooring.

Living Room 20'11" x 16'7" (6.39 x 5.08)

Spacious and versatile living area.

Dual aspect windows facing both the front and rear of the property. Staircase leading to the 2nd floor.

2nd Floor Landing

With doors through to the bedrooms and bathroom.

Bedroom 1 12'5" x 9'10" (3.79 x 3.02)

Spacious double room with built-in wardrobes, radiator and window to the front aspect.

Bedroom 2

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

Bedroom 3 9'3" x 8'9" (2.82 x 2.69)

With built in wardrobe, radiator and window to the rear aspect.

Bathroom 8'7" x 6'9" (2.63 x 2.06)

Contemporary white suite comprising of low level WC, hand basin with mixer tap over and vanity storage under, bath with wood panelling, walk-in shower. Fully tiled throughout. Window over looking the front aspect.

Outside - Front

Block paved driveway leading to front door and garage.

Outside - Rear

Fully enclosed rear garden.

Garage 16'6" x 9'10" (5.04 x 3.01)

With up and over door.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Terrace

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

Square Meters -

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

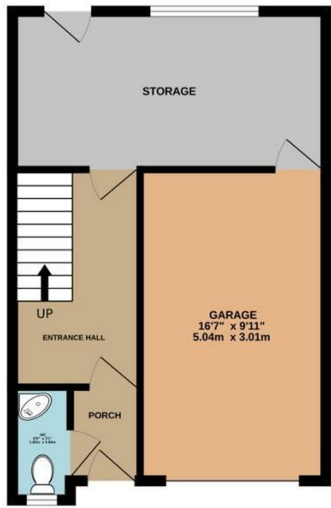
Broadband Connected - tbc
Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good

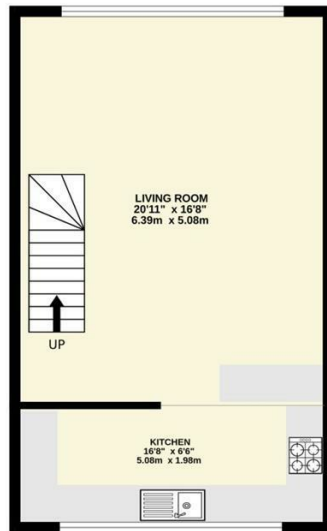
Rights of Way, Easements, Covenants - None that the vendor is aware of



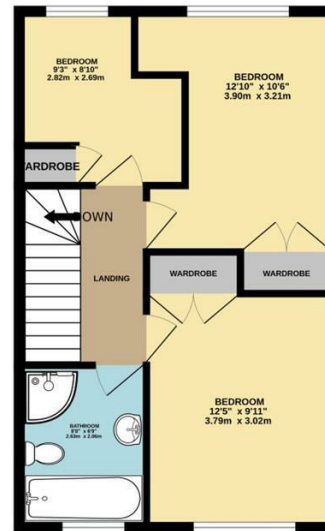
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



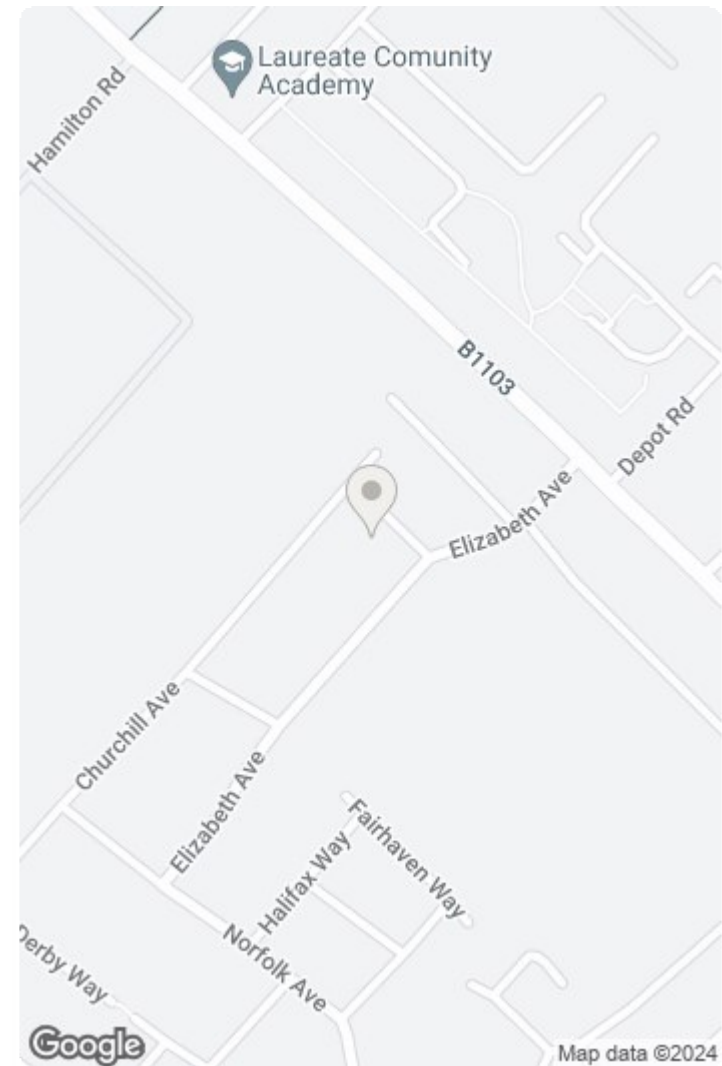
2ND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		87
B			
C			
D		68	
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

