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## 188a Thurlow Road, Great Bradley, Newmarket, Suffolk, CB8 9LW

A beautifully presented 3 bedroom semi-detached house standing in a stunning location with far-reaching views over open countryside. The accommodation is newly refurbished and extended and includes 2 reception rooms, a ground floor cloakroom and master bedroom with ensuite shower room. Available Now. EPC: E, Council Tax Band: B.

# £1,400 PCM

- Minimum 12 Month Tenancy
- 2 Reception Rooms
- Cloakroom
- 3 Bedrooms
- Ensuite Shower Room
- Double Garage
- Semi-Detached House
- Available Now



## ACCOMMODATION with approximate room sizes

### Entrance Hall

with entrance door. stairs to first floor.

### Sitting Room

15'3" x 12'3" (4.66 x 3.75)

with radiator, bi-fold doors to rear garden.

### Dining Room

15'3" x 11'2" (4.66 x 3.42)

with radiator.

### Cloakroom

with pedestal basin, low level WC, radiator.

### Rear Hall

with radiator, glazed door to garden, under stairs cupboard.

### Kitchen

9'11" x 9'10" (3.04 x 3.0)

with 1/2 bowl sink unit with cupboards under, further base and wall mounted cupboards, range of built in appliances including double oven with hob unit and extractor hood over, dishwasher and fridge/freezer, space and plumbing for washing machine, radiator.

### First Floor

### Landing

with access to roof space.

### Bedroom 1

12'3" x 11'3" (3.74 x 3.45)

with radiator.

### Ensuite shower room

with shower cubicle, basin and vanity unit, low level WC, chrome towel rail/radiator.

### Bedroom 2

12'11" x 8'3" (3.94 x 2.54)

with radiator, built in cupboard.

### Bedroom 3

12'11" x 7'9" (3.96 x 2.38)

with radiator.

### Bathroom

with panelled bath with mixer tap and shower attachment, pedestal basin, low level WC, chrome towel rail/radiator.

### Outside

### Double garage

with up and over door, oil-fired boiler.

### Enclosed rear garden

laid mostly to lawn with paved patio.

### Front garden

laid mostly to lawn with gravel driveway and parking.

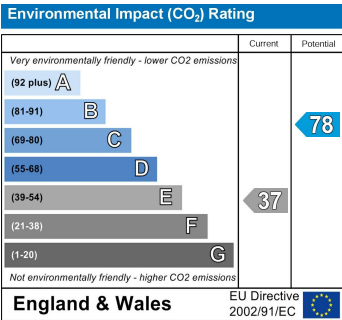
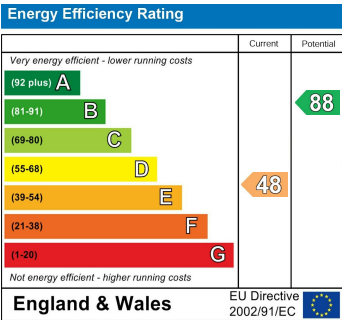




Note: Not to scale –  
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- 1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- 2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- 3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- 4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- 5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
- 7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: [For more information on this property please refer to the Material Information Brochure on our website.](#)