



Jarvis Way, Newmarket, CB8 0DW

**CHEFFINS**

## Jarvis Way

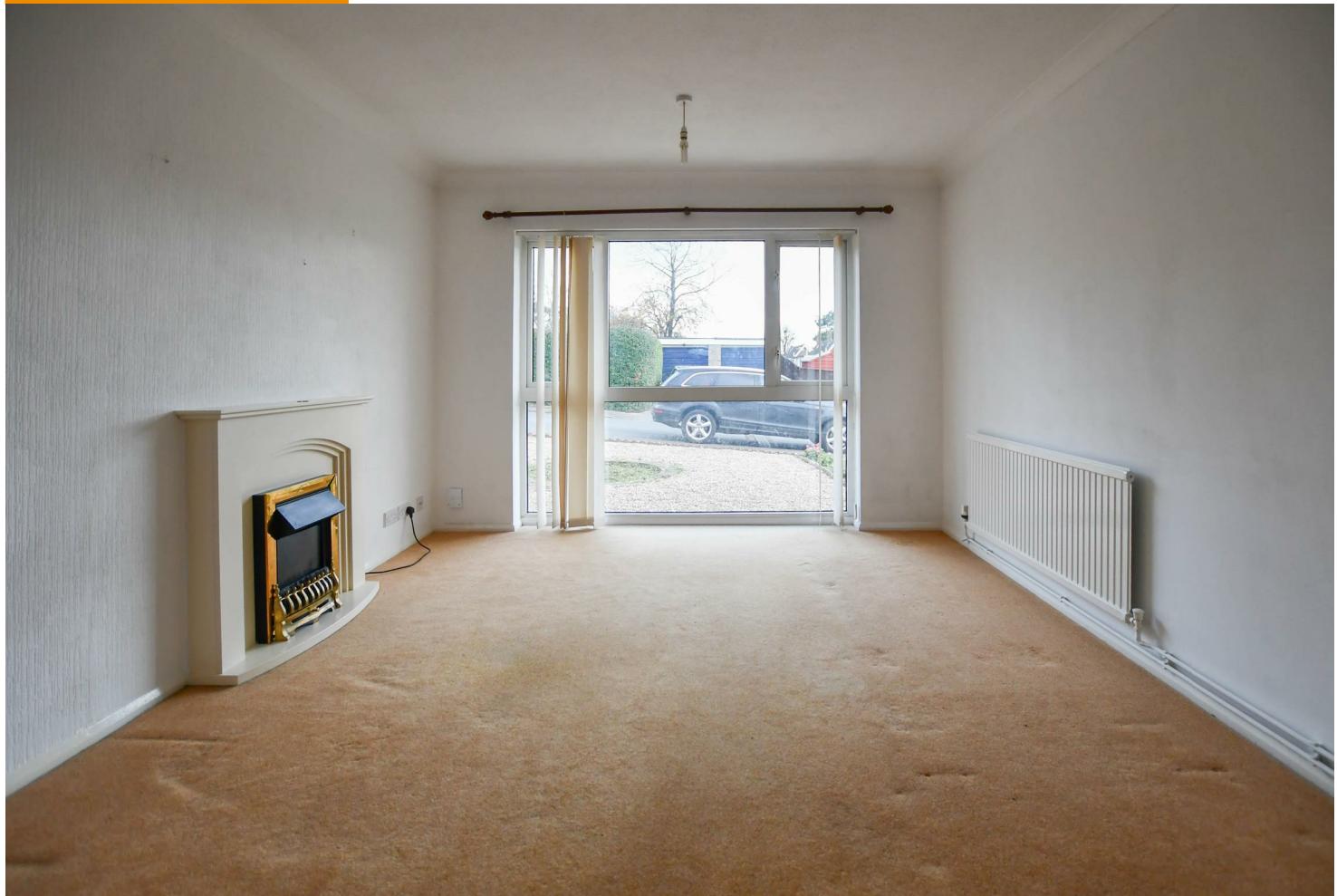
Newmarket,  
CB8 0DW

- Semi-Detached Bungalow
- 2 Bedrooms
- Wet Room
- Gas Central Heating
- Quiet Location
- Garage & Driveway
- NO CHAIN

A 2 bedroom semi-detached bungalow situated in a highly regarded location about 1 mile North of the town centre and with good transport links into the town centre, Cambridge and Bury St Edmunds. The property benefits from gas fired central heating, uPVC double glazing, a garage and enclosed rear garden. NO CHAIN.

 2  1  1

**Guide Price £275,000**





## LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

**ENTRANCE HALL**

with a glazed entrance door, vinyl flooring, radiator.

**LIVING ROOM**

with a double glazed window to front aspect, feature fireplace with electric fire insert, radiator.

**KITCHEN**

with a range of wall and base units with worksurfaces over, stainless steel sink unit and drainer, built in electric oven, 4 ring hob and extractor hood over, space and plumbing for washing machine, 2 built in cupboards, further cupboard housing gas boiler, double glazed windows to front and side aspect.

**BEDROOM 1**

with a double glazed window to the rear aspect, fitted wardrobes and drawer units, radiator.

**BEDROOM 2**

with a fitted wardrobe, radiator, glazed door leading to the rear garden.

**WET ROOM**

with a low level WC, pedestal hand wash basin, electric shower, window to the side aspect.

**OUTSIDE**

To the front of the property is a gravelled area with a circular flower bed. A hardstanding driveway area provides space for several vehicles leading to the garage, entrance door and gated access to the garden.

The rear garden is mainly laid to lawn with a paved patio seating area, mature shrubs and hedgerow.

**GARAGE**

with up and over door, power and light, window to rear aspect.

**Sales Agents Notes**

For more information on this property, please refer to the Material Information Brochure on our website.



# Ground Floor

Approx. 51.2 sq. metres (551.1 sq. feet)

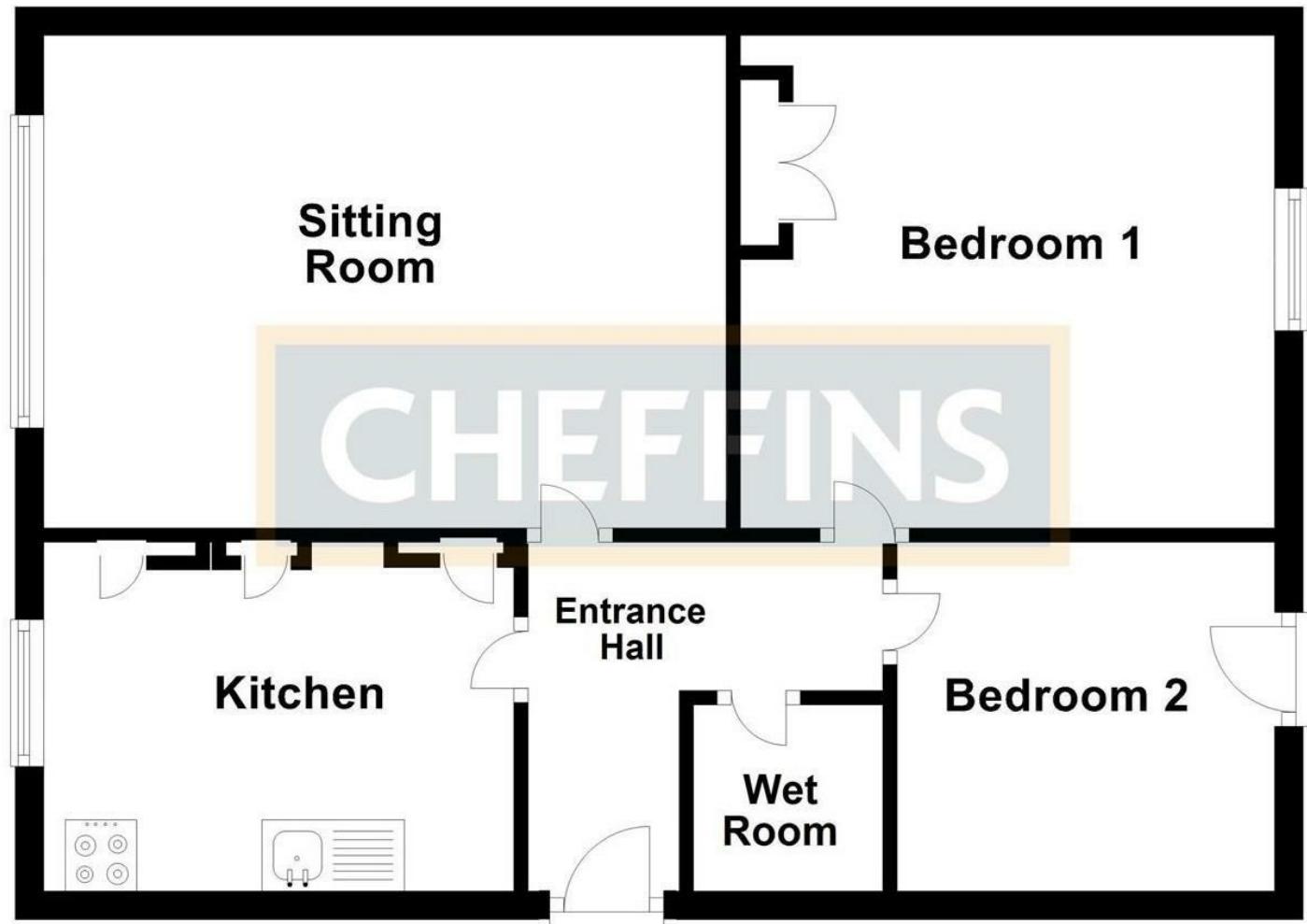
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £275,000

Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk Council



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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