

Hethersett Close, Newmarket, CB8 7AT

CHEFFINS

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Newmarket,
CB8 7AT

3 1 1

Guide Price £245,000



- Detached Bungalow
- 3 Bedrooms
- Open Plan Kitchen/Dining Room
- Private Rear Garden
- Garage en Bloc
- Popular Residential Area
- NO CHAIN

A 3 bedroom detached bungalow located in a popular residential area close to amenities and transport links. The property is offered with NO CHAIN and is requiring modernisation. The accommodation comprises an open plan kitchen/dining room, a living room, 3 bedrooms, a cloakroom and shower room. Externally the property benefits from a private rear garden and a garage located in a nearby block. Viewing Recommended.









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 entrance door, radiator, built-in storage cupboard.

CLOAKROOM
with a low level WC, hand wash basin, airing cupboard housing the boiler, window to the front aspect.

KITCHEN/DINING ROOM
A dual aspect room with 2 windows to the front aspect and a further window to the side aspect, comprising a range of wall and base mounted units with worktop surfaces over, sink, space for oven, space and plumbing for washing machine, radiator.

LIVING ROOM
with a radiator, a window to the rear and sliding patio doors opening onto the garden.

BEDROOM 1
with a radiator, built-in double wardrobe, window to the rear aspect and a half glazed door opening onto the garden.

BEDROOM 2
A dual aspect room with a radiator, built-in cupboard, windows to the front and side aspects.

BEDROOM 3
with a radiator, window to the rear aspect.

SHOWER ROOM
with a large double shower cubicle, hand wash basin, radiator.

OUTSIDE
To the rear of the property is a private rear garden mainly laid to lawn with hedgerow borders.

To the front is a paved pathway with a range of shrubs and picket fencing.

GARAGE
Located in a nearby block (No 8) with an up and over door.

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



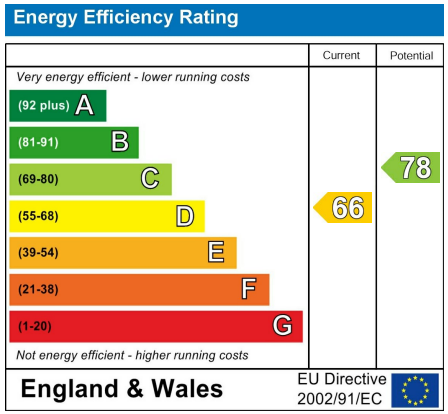








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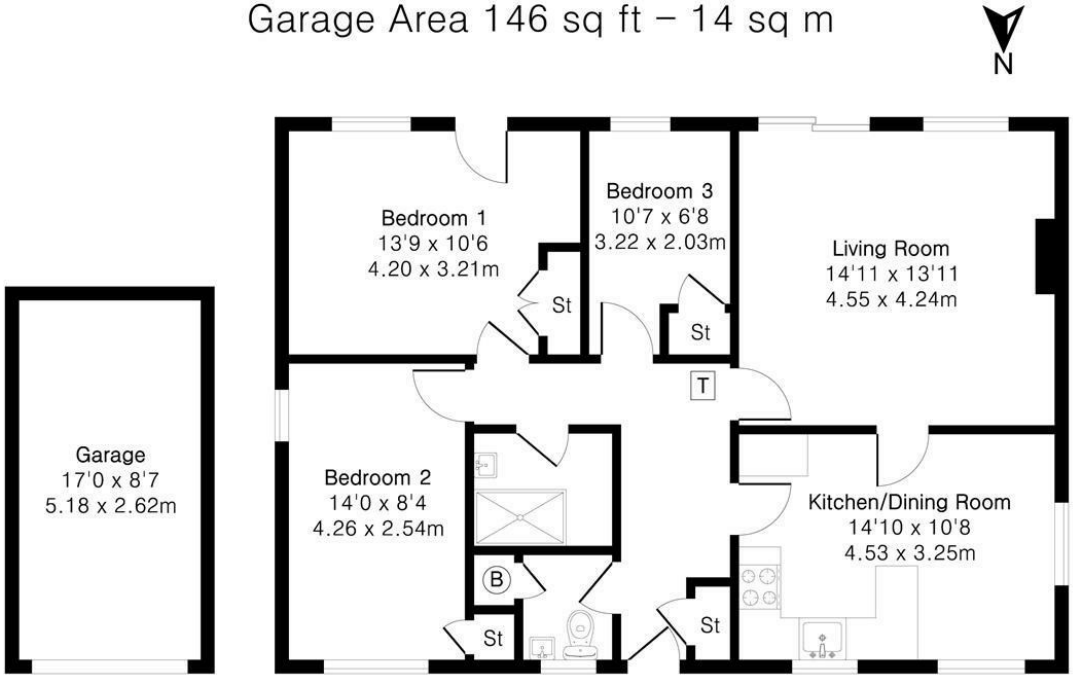
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Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk



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Approximate Gross Internal Area 906 sq ft - 84 sq m (Excluding Garage)

Garage Area 146 sq ft – 14 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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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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