



Malvern Close, Newmarket, CB8 8BP

CHEFFINS

Malvern Close

Newmarket,
CB8 8BP

- Semi-Detached Bungalow
- 2 Bedrooms
- South Side of Town
- Conservatory
- Driveway & Garage
- Enclosed Rear Garden
- NO CHAIN

A well presented 2 bedroom semi-detached bungalow, situated in a highly sought after residential cul-de-sac South of the town centre. The property is offered with NO CHAIN and benefits from a good sized fitted kitchen, a living room, conservatory and shower room. External features include an enclosed rear garden, a driveway, carport and a garage. Viewing Recommended.

2 1 1

Guide Price £325,000





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 double glazed entrance door, laminate flooring, radiator, built-in storage cupboard, access to loft space (boarded with pull down ladder and light).

LIVING ROOM

with an electric fire with stone surround, 2 radiators, laminate flooring, double glazed windows to the front and side aspects.

KITCHEN

with a range of matching wall and base units with work surfaces over, 1.5 bowl sink, Range cooker, integrated fridge/freezer and washing machine, inset spotlights, tiled flooring, radiator, double glazed window to the side aspect.

CONSERVATORY

uPVC constructed with a brick plinth with tiled flooring, radiator, double glazed windows, French doors opening onto the rear garden and a double glazed door to the side aspect.

SHOWER ROOM

with a low level WC, vanity wash hand basin, corner shower cubicle, tiled flooring, tiled walls, extractor fan, radiator, double glazed window to the front aspect.

BEDROOM 1

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

BEDROOM 2

with a radiator, fitted wardrobes, double glazed window to the side aspect.

OUTSIDE

To the front of the property is a block paved driveway, partly enclosed by a short red brick wall, leading to a car port with timber gated access. The driveway continues down the side of the property and leads to a garage at the bottom of the garden.

The enclosed rear garden is mainly laid to lawn with flower bed and shrub borders, a patio seating area, outside lighting and outside tap, storage cupboard housing the gas boiler and a timber built shed.

GARAGE

Located in the rear garden with an up and over door, power and light.

Sales Agents Notes

Please note the sale is subject to Grant of Probate.

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





**Approximate Gross Internal Area 837 sq ft - 78 sq m
(Excluding Garage)**

Garage Area 124 sq ft – 12 sq m

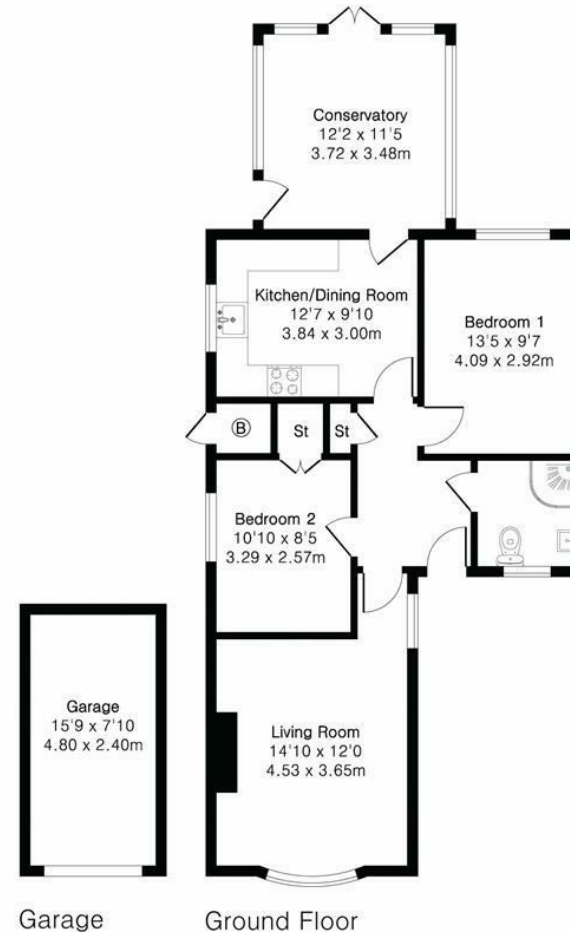
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £325,000

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambridgeshire



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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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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