Persimmon Walk, Newmarket, CB8 7BJ

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Persimmon Walk

Newmarket,
CB8 7BJ

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Guide Price £280,000

- Semi-Detached House
- 3 Bedrooms
- First Floor Bathroom
- Low Maintenance Rear Garden
- Off-Road Parking for 2 Cars
- Easy Access onto A11 & A14

A 3 bedroom semi-detached home with allocated parking for 2 cars and ideally situated with convenient access to the A11 and A14. The accommodation comprises a good sized kitchen, a living/dining room opening onto the rear garden, a cloakroom and a first floor family bathroom. Outside the property benefits from a low maintenance landscaped rear garden and off-road parking.

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, engineered wood effect flooring, 2 built-in storage cupboards.

KITCHEN
with a range of wall and base mounted units with work surfaces over, stainless steel sink, eye level double oven, 5 ring gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, double glazed window to the front aspect.

CLOAKROOM
with a low level WC, hand wash basin.

LIVING/DINING ROOM
with engineered wood effect flooring, stairs leading to the first floor, air conditioning unit, sliding patio doors leading out onto the rear garden and double glazed window to the rear aspect.

FIRST FLOOR

LANDING
with an airing cupboard.

BEDROOM 1
with built-in sliding door wardrobes, double glazed window to the front aspect.

BEDROOM 2
with a double glazed window to rear aspect.

BEDROOM 3
with built-in sliding door wardrobe, double glazed window to the rear aspect.

BATHROOM
with a side panel bath with shower over, low level WC, vanity hand wash basin, heated towel rail and double glazed window to the side aspect.

OUTSIDE
The low maintenance rear garden is mainly laid to timber decking with a shingled seating area and raised flower bed borders, timber built storage shed and side gated access.

To the side of the property is off-road allocated parking for 2 cars.

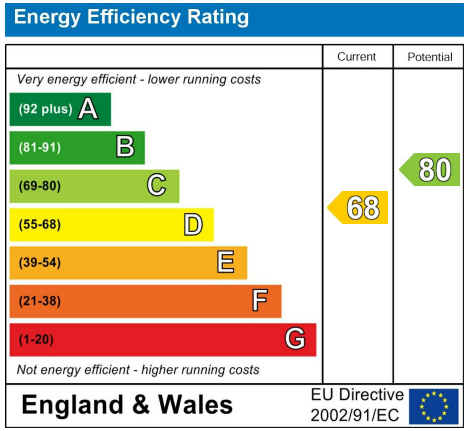
To the front is an area laid to lawn with a paved pathway leading to the entrance door.

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

Approximate Gross Internal Area 916 sq ft - 86 sq m

Ground Floor Area 458 sq ft – 43 sq m

First Floor Area 458 sq ft – 43 sq m



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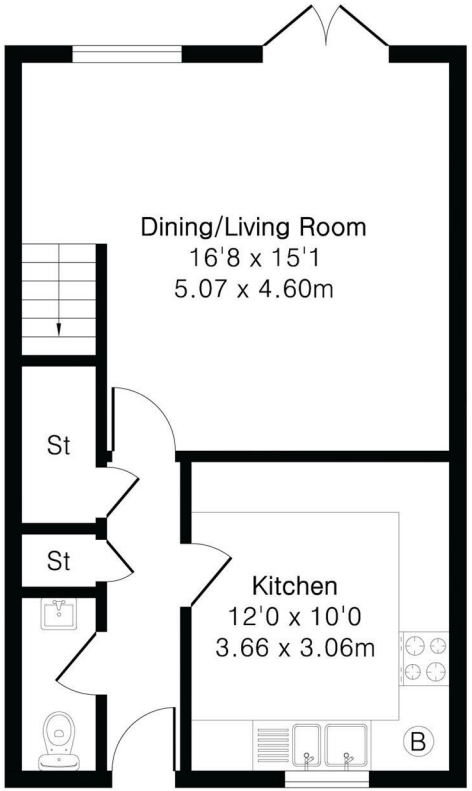
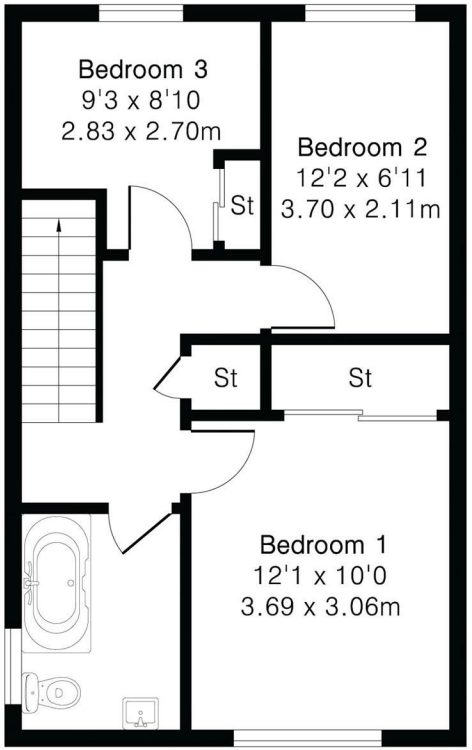
Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk



Ground Floor



First Floor

PINKPLAN

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