



Aureole Walk, Newmarket, CB8 7BQ

CHEFFINS

Aureole Walk

Newmarket,
CB8 7BQ

- Detached House
- 2 Bedrooms
- Refitted Bathroom
- Modern Kitchen
- Enclosed Rear Garden
- Garage en Bloc
- NO CHAIN

A 2 bedroom detached property offered with NO CHAIN and situated in a popular residential development approx. 1 mile North of the town centre. The property benefits from a living room overlooking the garden, a modern kitchen, 2 bedrooms and a refitted family bathroom. Outside features an enclosed rear and a garage located in a nearby block. Viewing Essential.



Guide Price £235,000





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, vinyl flooring, radiator, understairs storage cupboard, stairs leading up to the first floor, double glazed window to the front aspect.

KITCHEN

A refitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink, space and plumbing for appliances, built-in Lamona electric oven with a 4 ring hob and extractor hood over, tiled splashbacks, radiator, vinyl flooring, dual aspect room with double glazed windows to the side and front aspects.

LIVING ROOM

with 2 radiators, a double glazed window to the rear aspect and double glazed patio doors opening onto the garden.

FIRST FLOOR**LANDING**

with loft access, storage cupboard housing the recently installed combination gas boiler.

BEDROOM 1

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

BEDROOM 2

with a radiator, storage cupboard, double glazed window to the rear aspect.

BATHROOM

A refitted suite comprising a low level WC, pedestal wash hand basin, side panel bath with shower over, tiled splashbacks, vinyl flooring, radiator.

OUTSIDE

The enclosed garden is laid to lawn with a patio seating area, outside tap, hedgerow borders and gated access.

To the front of the property is a small lawned area with a paved pathway and a gate to the side, partly enclosed by a red brick wall.

GARAGE EN BLOC

Located in nearby garage block 14 with an up and over door.

Sales Agents Notes

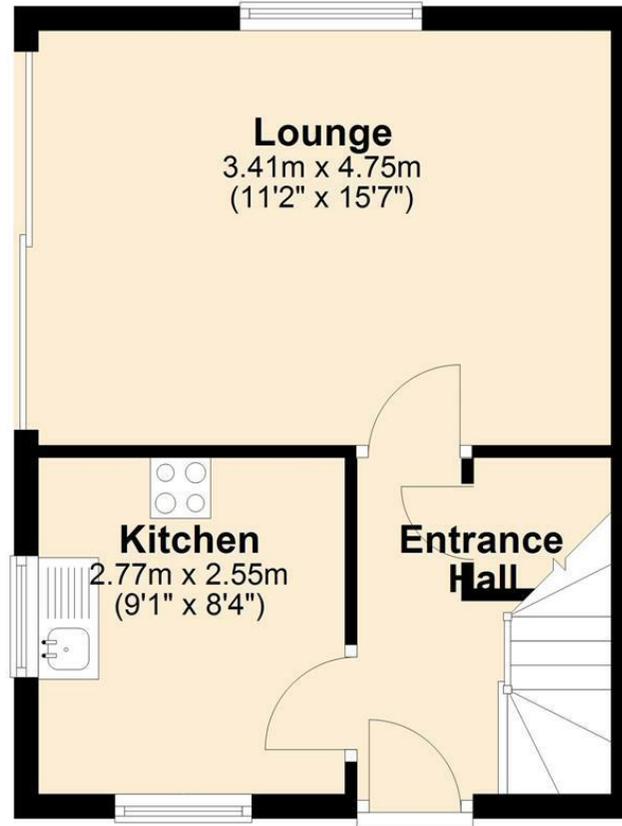
For more information on this property, please refer to the Material Information Brochure on our website.





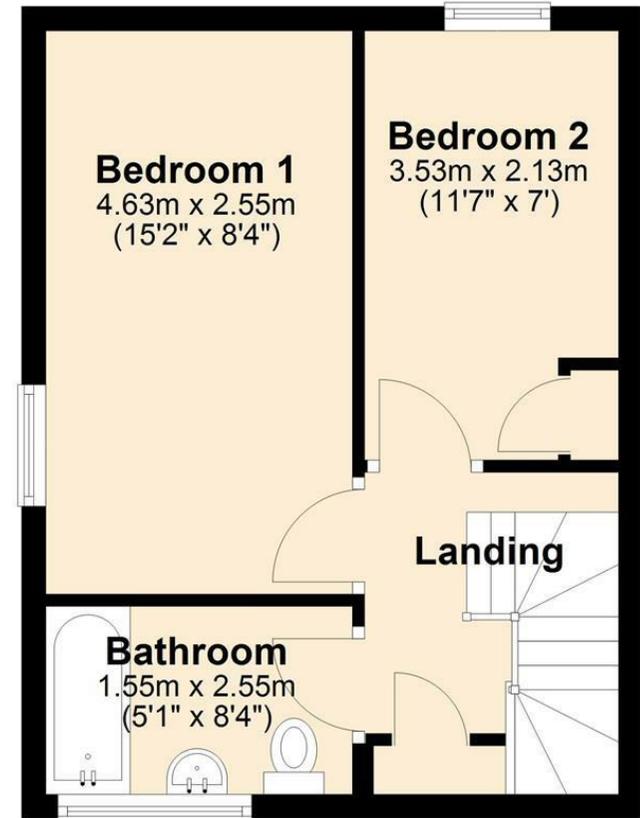
Ground Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £235,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

Total area: approx. 59.8 sq. metres (643.3 sq. feet)

[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.