



Aureole Walk, Newmarket, CB8 7AZ

CHEFFINS

Aureole Walk

Newmarket,
CB8 7AZ

- End Terraced Property
- 3 Bedrooms
- First Floor Bathroom
- Modern Kitchen
- Garage in nearby Block
- NO CHAIN

A 3 bedroom property situated in a popular residential development approx. 1 mile North of the town centre. The property is offered with NO CHAIN and benefits from approx. 950 sq ft of accommodation including an open plan living/dining room, a modern kitchen, 3 bedrooms and a family bathroom. Outside features enclosed rear and front gardens and a garage located in a nearby block. Viewing Recommended.

3 1 1

Guide Price £250,000





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 entrance door, storage cupboard.

CLOAKROOM

with a low level WC, hand wash basin, window to the front aspect.

LIVING/DINING ROOM

with stairs to the first floor, window to the side aspect, 2 windows to the rear aspect and French doors leading to the garden.

KITCHEN

with a range of modern wall and base mounted units with work surface over, sink, space and plumbing for washing machine and dishwasher, space for cooker with extractor hood over, window to the front aspect.

FIRST FLOOR**LANDING**

with airing cupboard.

BEDROOM 1

with a built-in cupboard, window to the front aspect.

BEDROOM 2

with a built-in cupboard, window to the rear aspect.

BEDROOM 3

with a window to the rear aspect.

BATHROOM

with a walk-in shower cubicle, low level WC, hand wash basin, high level window to the front aspect.

OUTSIDE

Enclosed rear garden laid to astro turf with a paved patio seating area and a pathway to the shed at the bottom of the garden, side gated access.

The walled front garden has gated access, a pathway and a laid to lawn area.

GARAGE

Located in nearby block 11.

Sales Agents Notes

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



Approximate Gross Internal Area 952 sq ft - 88 sq m

Ground Floor Area 476 sq ft – 44 sq m

First Floor Area 476 sq ft – 44 sq m

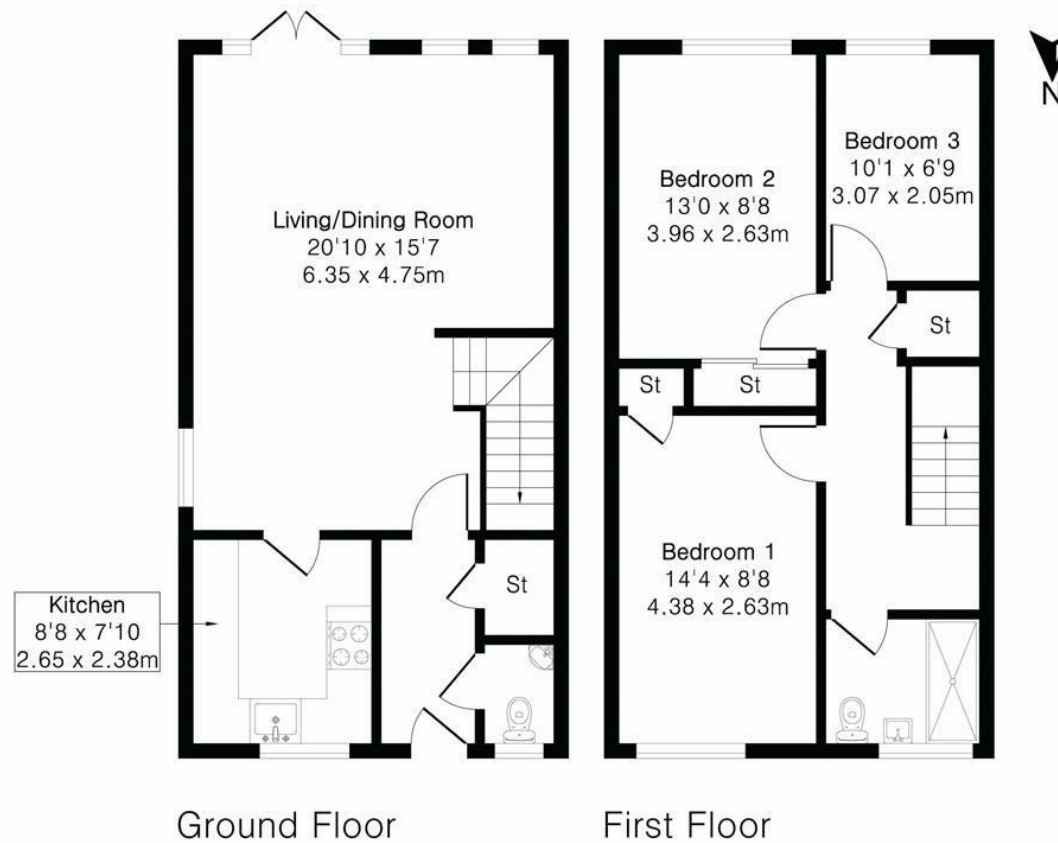
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £250,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk



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.

CHEFFINS

[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

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.



CHEFFINS