



Laureate Gardens, Newmarket, CB8 0AW

CHEFFINS

Laureate Gardens

Newmarket,
CB8 0AW

- End Terrace Bungalow
- 2 Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Excellent Presentation
- Attractive Gardens

A superbly presented 2 bedroom bungalow attractively situated in a private cul-de-sac close to Laureate School. The property has been updated and improved and benefits from a well equipped fitted kitchen, a living/dining room and 2 bedrooms with built-in wardrobes. Features include a landscaped front garden area and an attractive enclosed private garden to the rear.



Guide Price £265,000





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 part glazed entrance door.

LIVING/DINING ROOM

with aspect over the front garden.

KITCHEN/BREAKFAST ROOM

with a range of fitted base and wall mounted cupboards, eye level integrated oven and grill, 4 burner gas hob, wood effect flooring, half glazed door to the rear aspect.

BEDROOM 1

with a built-in wardrobe.

BEDROOM 2

with a built-in wardrobe.

BATHROOM

with a bath, hand basin, low level WC.

OUTSIDE

The front of the property is a garden part laid to lawn with flower borders and shingled area. Potential off-road parking (subject to a dropped kerb)

To the rear of the property is an enclosed private garden laid to lawn with established shrub borders, paved patio with timber pergola and covered seating area.

Sales Agents Notes

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £265,000
Tenure – Freehold
Council Tax Band – B
Local Authority – West Suffolk



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.

