Park Avenue, Newmarket, CB8 8EY

CHEFFINS

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2 2 1

Guide Price £340,000

- Brand New Home
- Detached Bungalow
- 2 Bedrooms - 1 Ensuite
- Kitchen/Living Room
- Driveway Parking
- Garden
- Convenient Town Location
- Under Floor Heating

A newly built 2 bedroom detached bungalow situated in the heart of Newmarket, just a short walk from the High Street and train station. The property offers an open plan Kitchen/Living room with bi-folding doors leading out to the garden, 2 double bedrooms including one with an ensuite and a family bathroom. Additional features include air source under floor heating, a laid to lawn garden and a driveway providing ample parking for multiple vehicles. No Chain - Viewing Recommended.

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 composite entrance door with glazed window, laminate flooring with under floor heating, inset spotlights, double glazed window to the front aspect.

KITCHEN/LIVING ROOM
A triple aspect room with bi-folding doors opening onto the garden and windows to the front, side and rear aspects.

The kitchen comprises a range of matching wall and base units with work surfaces over, built-in dishwasher and washing machine, Beko electric oven with 4 ring hob and extractor hood over, inset spotlights, laminate flooring with under floor heating.

BEDROOM 1
with a double glazed window to the front aspect, laminate flooring with under floor heating.

ENSUITE SHOWER ROOM
with a low level WC, wall mounted wash hand basin, shower cubicle, inset spotlights, tiled flooring, tiled splashbacks, extractor fan, under floor heating, obscure window to the rear aspect.

BEDROOM 2
with a double glazed window to the rear aspect.

BATHROOM
with a low level WC, wall mounted wash hand basin, side panel bath with shower attachment and screen over, inset spotlights, tiled flooring, tiled splashbacks, extractor fan, under floor heating.

OUTSIDE
To the front of the property is a stone driveway with parking for several cars.

The garden area is mainly laid to lawn with an Indian sandstone patio, a brick built BBQ area and is partly enclosed by a flint wall.

Sales Agents Notes
Tenure - Freehold
Council Tax Band - TBC
Property Type - Detached Bungalow
Property Construction – Brick and Block
Square Footage - TBC
Parking – Driveway

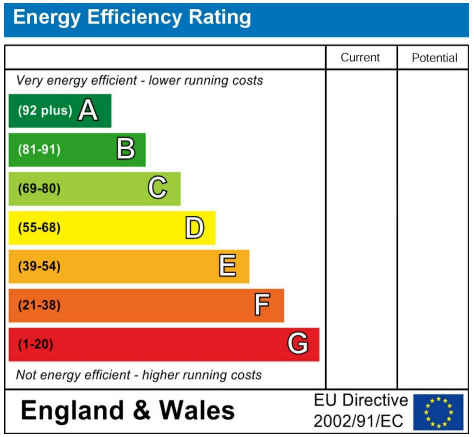
Utilities / Services

Electric & Water Supply - Mains
Sewerage - Mains
Heating sources - Air Source Under Floor Heating
Broadband Connected – TBC
Broadband Type – TBC
Mobile Signal/Coverage – TBC
Flood risk - High for Surface Water

We have been made aware this property contains restrictive covenants - please refer to the land registry title for more information.

The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and that the property is not at risk of collapse.

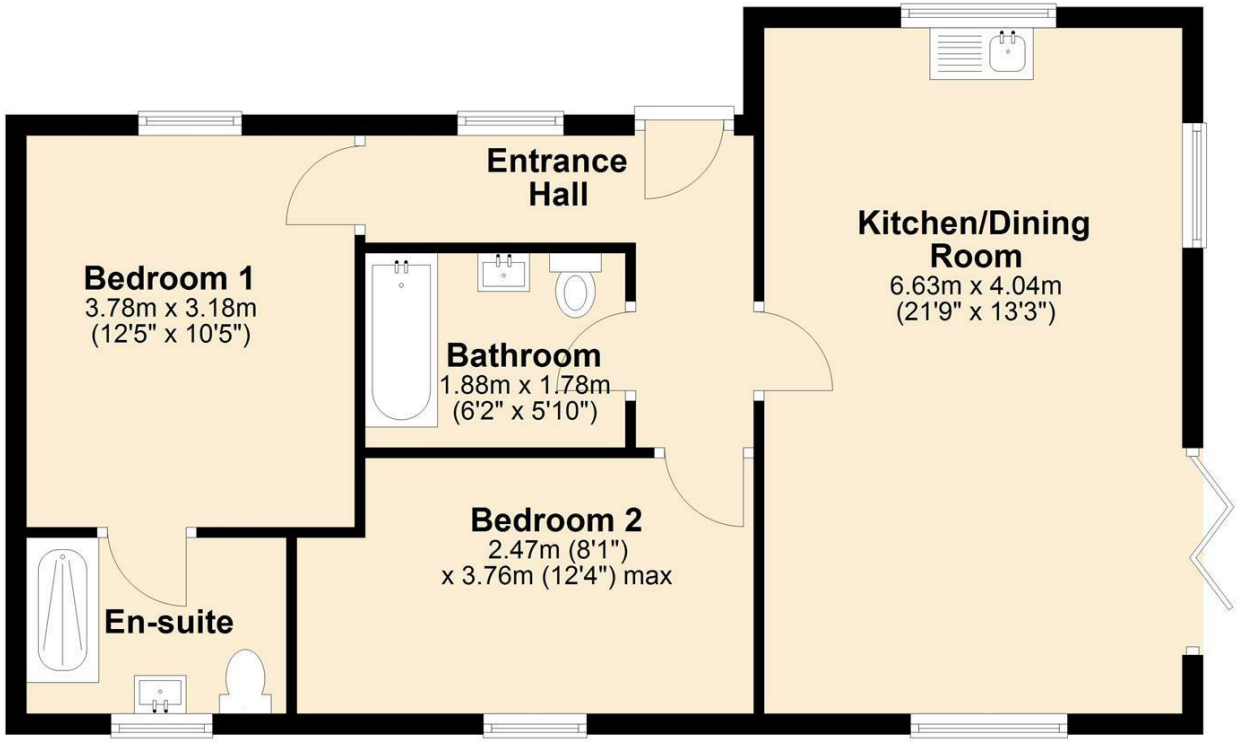
The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.



Guide Price £340,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - West Suffolk

Ground Floor

Approx. 65.2 sq. metres (702.2 sq. feet)



Total area: approx. 65.2 sq. metres (702.2 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.