



Barry Lynham Drive, Newmarket, CB8 8YU

CHEFFINS

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Newmarket,
CB8 8YU

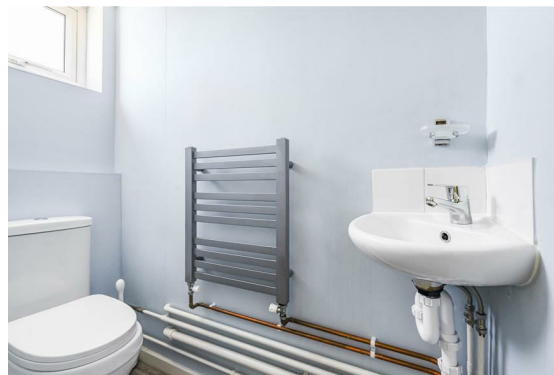
- Detached Bungalow
- 3 Bedrooms
- Dual Aspect Living Room
- Garage & Driveway
- Enclosed Rear Garden
- NO CHAIN

A detached 3 bedroom bungalow attractively situated at the end of a cul-de-sac with excellent potential for updating and modernisation. Outside the property benefits from an enclosed rear garden, a block paved driveway and garage. NO CHAIN.

3 1 1

Guide Price £325,000





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, radiator, airing cupboard housing the gas combination boiler.

CLOAKROOM

with a low level WC, wall mounted wash hand basin, window to the front aspect, laminate style flooring, heated towel rail.

KITCHEN

A dual aspect room with windows to the side and front aspects, a range of matching wall and base units with work surfaces over, stainless steel sink, space and plumbing for appliances, Karndean style flooring, radiator.

LIVING ROOM

A dual aspect room with windows to the side and rear aspects, door opening onto the rear garden, 2 radiators, wall mounted gas fire.

BEDROOM 1

with a radiator, access to the loft, window to the rear aspect.

BEDROOM 2

with a radiator, window to the front aspect.

BEDROOM 3

with a radiator, window to the side aspect.

BATHROOM

with a hand wash basin, shower cubicle, ladder style heated towel rail, tiled splashbacks, window to the front aspect.

OUTSIDE

To the front of the property is an area laid to shingle and a block paved driveway with parking for 2 cars.

To the side and rear of the property is laid to lawn gardens with a patio seating area with rail sleeper beds and pathway leading to gated access to the front.

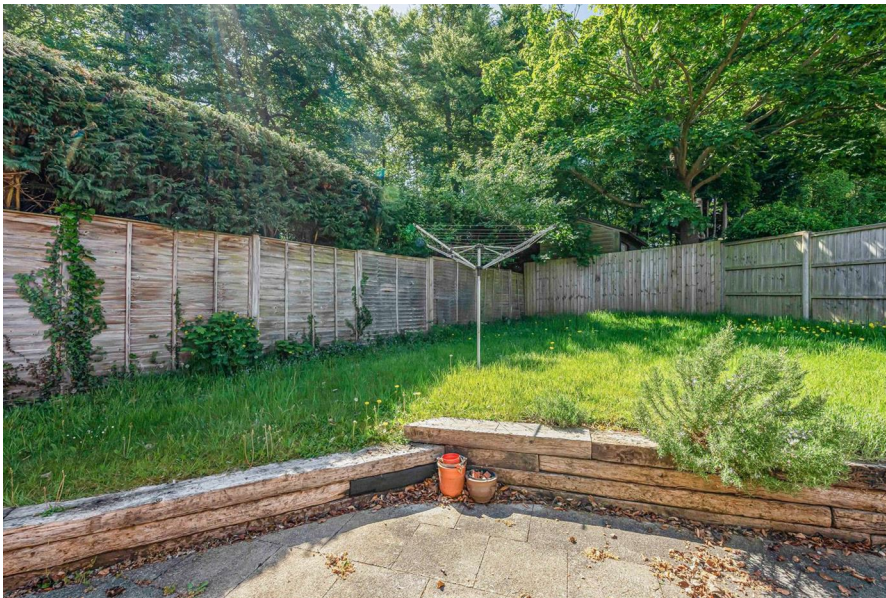
GARAGE

with a pedestrian access door to the front.

Sales Agents Notes

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







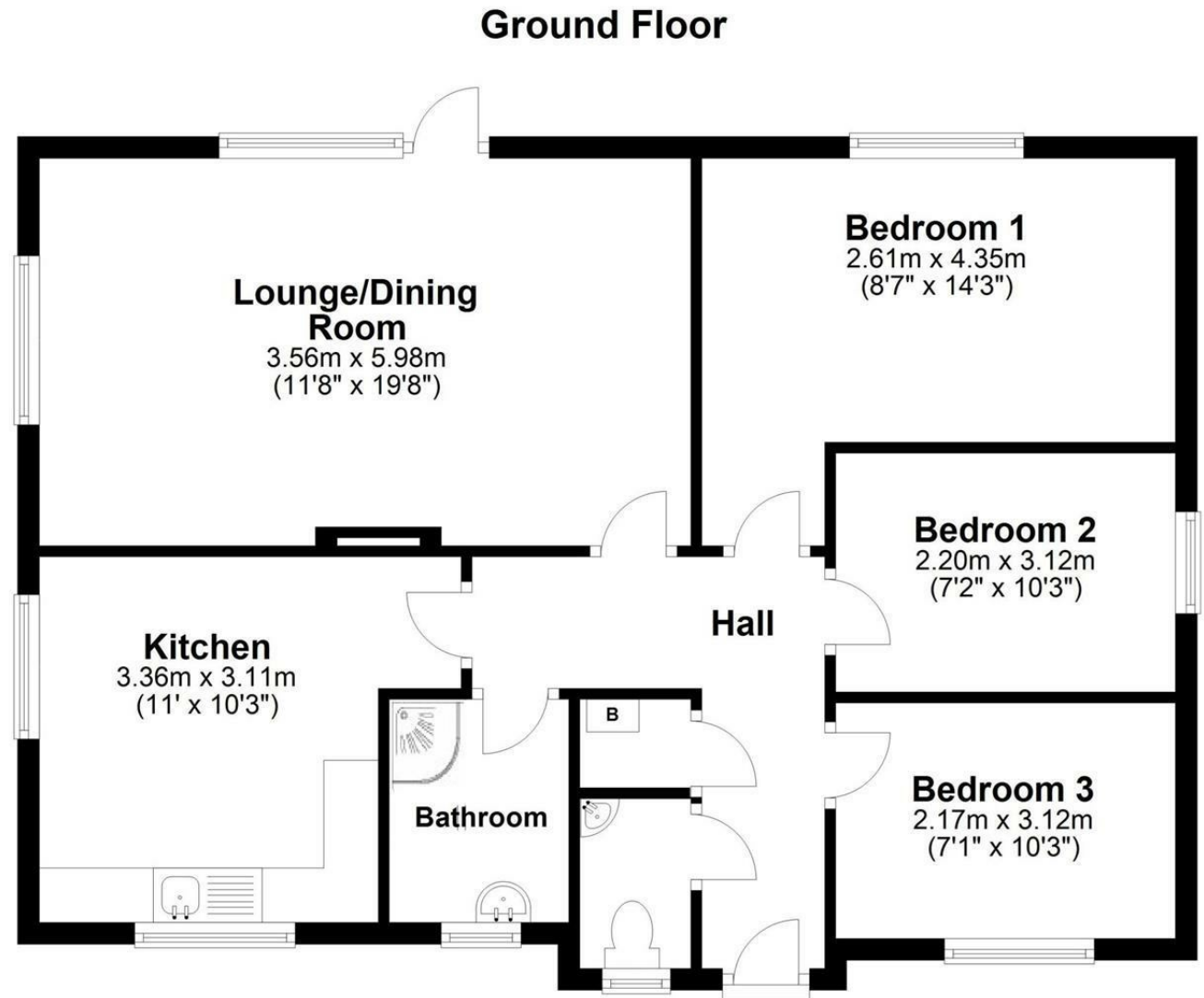
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		65
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £325,000

Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk



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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.