



23 Elliott Close
Newmarket, CB8 7SE
Offers In Excess Of £220,000

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

23 Elliott Close, Newmarket, CB8 7SE

Situated in a quiet, sought-after, and well-established residential area, this semi-detached bungalow benefits from entrance hall, sitting room, kitchen, 2 bedrooms and shower room, with gas-fired central heating and double-glazed windows throughout.

Externally, the bungalow occupies a generous plot with front and rear gardens, along with a driveway offering ample off-road parking.

No onward chain.

Hallway

With storage cupboard and door through to the:

Living Room 15'8" x 10'11" (4.79 x 3.34)

Good sized living room with radiator and window to the front aspect.

Kitchen 8'11" x 8'9" (2.74 x 2.67)

Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, space for a fridge/freezer, washing machine and tumble dryer. Wooden style flooring, window and external door to the rear aspect.

Bedroom 1 11'6" x 9'2" (3.53 x 2.80)

Double bedroom with fitted wardrobes, radiator and window to the rear aspect.

Bedroom 2 9'10" x 9'8" (3.01 x 2.95)

With radiator and window to the front aspect.

Bathroom 8'7" x 4'10" (2.64 x 1.49)

Comprising a low level WC, hand basin with vanity cupboards under, walk-in shower cubicle with glass doors, tiled walls and flooring, heated towel rail and obscured window to the rear aspect.

Outside - Rear

Beautifully presented rear garden with a variety of thriving trees, shrubs and flowers. Raised flower beds, lawn area, wooden decked area wrapping around the garden, garden shed, outdoor lighting and side pedestrian gate.

Outside - Front

Driveway offering ample off-road parking.

Property Information:

EPC - C

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Semi- detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters -

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

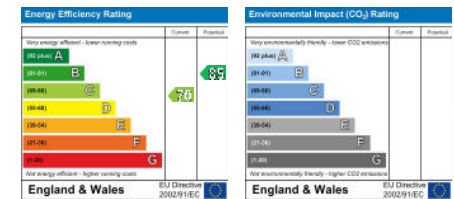
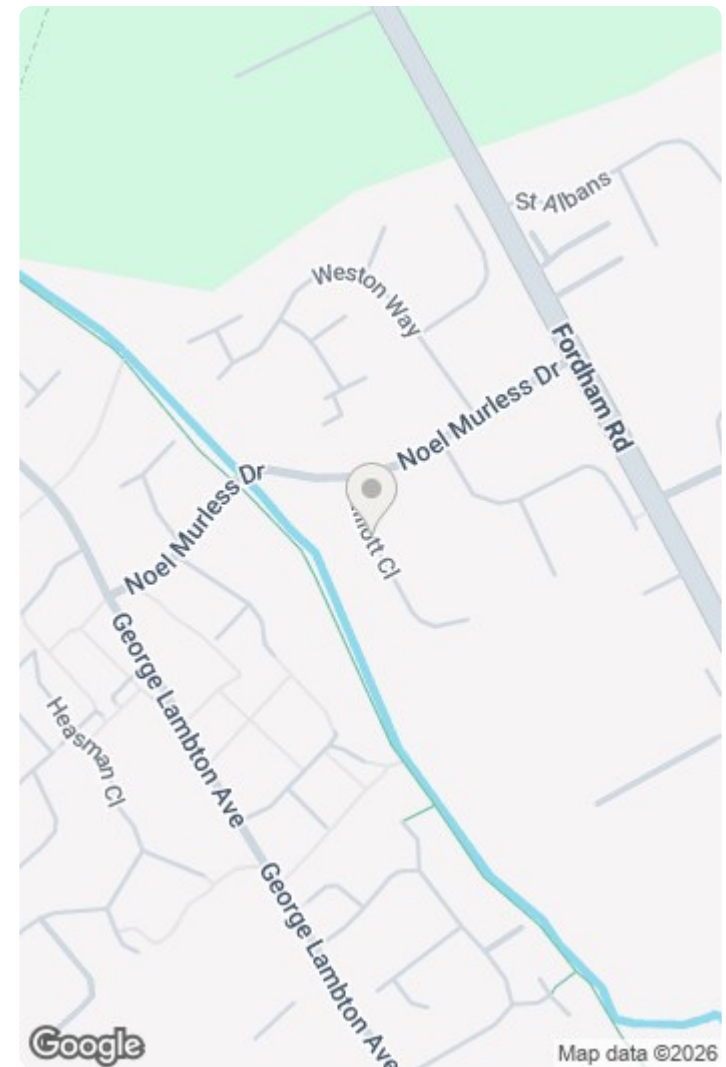
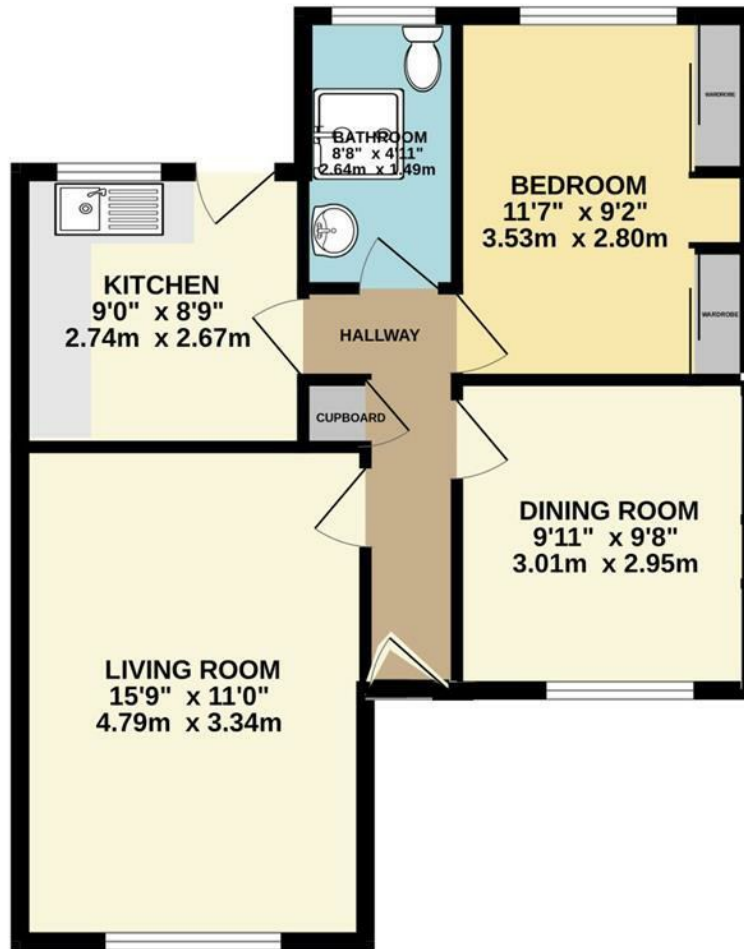
Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom advise likely/limited on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of

Location - What 3 Words - viewer.boil.cutaway





This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



VIRTUALLY
STAGED
MA
Mortgage

VIRTUALLY
STAGED

M
Virtual Arrangements



VIRTUALLY
STAGED

M
Virtual Arrangements



