



Edinburgh Road
Newmarket, CB8 0EP
Offers In Excess Of £350,000

Edinburgh Road, Newmarket, CB8 0EP

A rare opportunity to purchase a prominently positioned family home, set upon a corner plot. Owned since new in 1964, the property has been lovingly maintained and improved over the years and offers huge scope for extending to the side and rear, subject to relevant planning consent.

Accommodation comprising an entrance lobby with cloakroom, entrance hall open plan to dining room, kitchen, dual aspect living room, three generous size bedrooms and a family bathroom.

Externally the property benefits from driveway parking, carport and garage, gardens to the front, side and rear with vehicular access to front and side.

Early viewing is essential.

Council Tax D (West Suffolk)
EPC (D)

Accommodation Details:

Part glazed front entrance door through to the entrance lobby and WC.

Entrance Hall

Radiator and door through to the:

Living Room 19'10" x 10'4" (6.05 x 3.16)

Generous sized living room with featured fireplace and bricked mantle, TV connection

point, radiator and windows to the side and front aspects.

Kitchen 10'3" x 9'3" (3.12m x 2.82m)

Fitted with a range of both eye and base level storage units and working tops over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, space and plumbing for oven, dishwasher, fridge and washing machine. Radiator and window to the rear aspect.

Dining Room 11'11" x 9'7" (3.64 x 2.93)

Laid wooden style flooring, staircase rising to the first floor, storage cupboard, radiator, window to the side aspect and sliding door through to the:

Conservatory 9'11" x 7'11" (3.02m x 2.41m)

Tiled flooring and sliding door out to the rear garden and side pedestrian door to the side.

WC 4'8" x 2'8" (1.42m x 0.81m)

Low level WC and wash basin.

First Floor Landing

Window to the side aspect and door through to:

Bedroom 1 19'10" x 10'4" (6.06 x 3.16)

Double bedroom with fitted wardrobes, radiator and window to the front and side aspects.

Bedroom 2 11'6" x 11'2" (3.53 x 3.42)

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

Bedroom 3 11'6" x 8'7" (3.53 x 2.63)

Fitted wardrobes, radiator and window to the rear aspect.

Bathroom 7'10" x 5'7" (2.40 x 1.71)

Low level WC, wash basin with vanity cupboard under, walk-in bath with wall mounted shower, tiled walls, heated towel rail and window to the side aspect.

Outside - Rear

Generous sized rear garden fully enclosed by fencing and mature hedging. A wide variety of trees, shrubs and flowers, timber garden shed, a further bricked outbuilding/workshop, pond and double gates to the side.

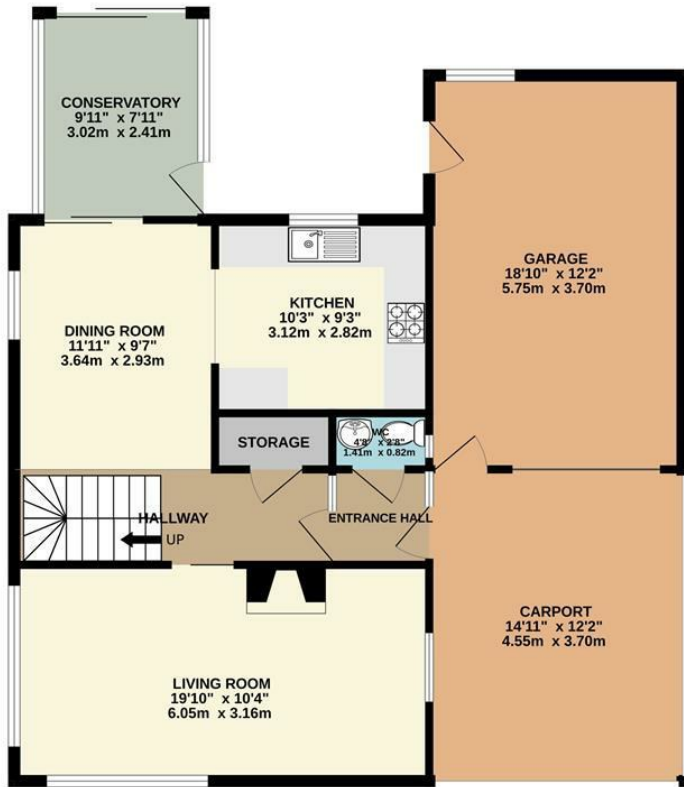
Outside - Front

Mostly laid to lawn frontage with mature shrubs. Bloc paved driveway leading up car port and single garage.

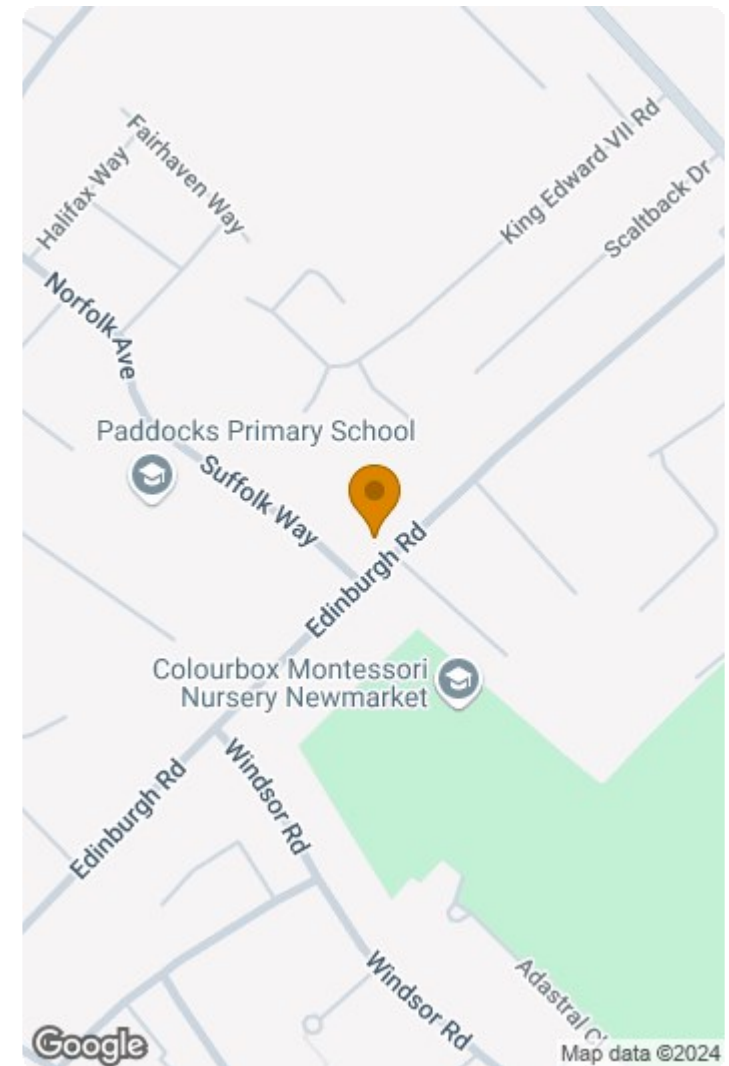
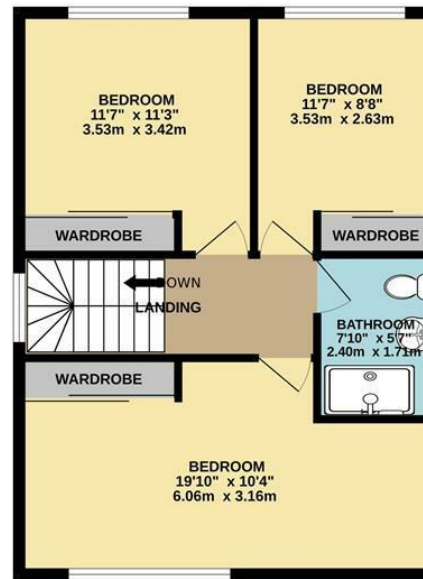
Garage 18'10" x 9'10", 229'7" (5.75 x 3.70)

With up and over door, power and lighting, housing gas boiler and pedestrian door to the rear aspect.

GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.

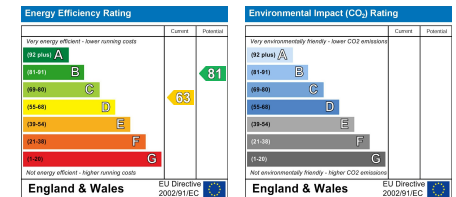


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TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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