



**Andrew Road, Newmarket**

**CB8 0DG**

**£280,000**

**MA**  
Morris Armitage

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## Andrew Road, CB8 0DG

**A well presented semi-detached bungalow standing within this peaceful and established residential area and enjoying a south west facing garden.**

**Boasting accommodation to include entrance hall, living room/dining room, kitchen, two bedrooms, conservatory and a refitted bathroom/shower room.**

**Externally the property offers extensive driveway providing ample parking and a detached garage.**

**No chain – viewing recommended.**

### Entrance Hall

with glazed entrance door, airing cupboard housing hot water cylinder, radiator, doors leading to all rooms.

### Kitchen

10'10" x 6'7"

Fitted with a range of wall and base units with work surfaces and tiling, stainless steel sink unit and drainer with mixer tap, integrated electric oven, integrated electric hob and extractor canopy, space and plumbing for washing machine, 2 built in cupboards, further cupboard housing the floor mounted gas boiler, double glazed window to the front aspect.

### Living Room

15'7" x 11'3"

with double glazed window to the front aspect, tiled fireplace with electric fire insert, radiator.

### Bedroom 1

12'1" x 11'2"

with double glazed window to the rear aspect, three double built in wardrobe cupboards, radiator.

### Bedroom 2 / Dining Room

8'9" x 8'0"

with radiator, double glazed door leading to:

### Conservatory

9'8" x 9'7"

Glazed to 3 aspects, double glazed sliding patio door leading to the rear garden.

### Bathroom

Walk in shower, wash basin and low level WC. Double glazed window to the side aspect, radiator, extractor fan.

### Outside

To the front, the garden has been block paved providing parking for a number of vehicles and leads to the garage. Gated access to the rear garden.

To the rear the garden has been designed with low maintenance in mind and is laid to patio with a flower and shrub bed. There is a personal door leading to the garage and the whole is enclosed by panel fencing.

Garage - with electric up and over door, power and light connected, window to the side aspect, door leading to the garden.

### Property Details

EPC - D

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 57 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available,

1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

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

### Location

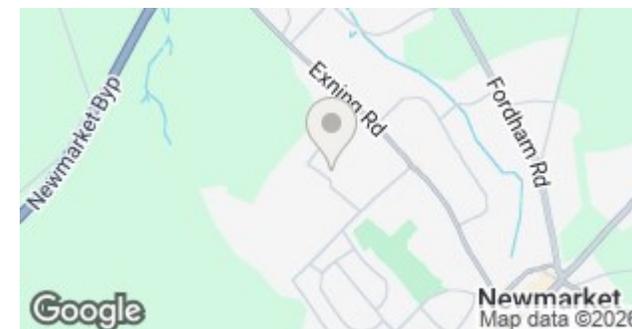
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 15 miles from Bury St Edmunds, and roughly 40 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.





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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- Semi-detached Bungalow
- Popular Residential Location
- 2 Bedrooms
- Conservatory
- Garage and parking
- NO CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-91) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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