

Aureole Walk,
Newmarket, Suffolk CB8 7BD
£240,000

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Aureole Walk, Newmarket, Suffolk CB8 7BD

A well-presented end-terraced home, extended to the rear and ideally situated within this popular development in Newmarket.

The property offers spacious and well-proportioned accommodation, comprising a living room which flows seamlessly into the dining area, a fitted kitchen, two bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, featuring a lawned area and paved patio, providing an ideal space for outdoor entertaining and relaxation.

Further benefits include a garage en bloc.

An excellent opportunity for first-time buyers or investors alike, offered for sale with no upward chain.







Entrance Hall
Front door leading into entrance hall with access to first floor via staircase. Internal doors leading to kitchen and living area.

Kitchen
9'3" x 8'5"
Fitted with a range of matching eye and base level units with worktop over. Integrated stainless steel sink with drainage area and matching stainless steel mixer tap. Space for white goods. Window to front aspect.

Living Room
15'8" x 11'3"
Carpeted room with pendant light fixture, opening through into:

Dining Room
15'2" x 7'1"
Hard flooring with pendant light fixtures. Large windows to rear aspect and external door leading to rear garden.

Bedroom 1
15'1" x 8'7"
Carpeted room with pendant light fixture, window to rear aspect.

Bedroom 2
11'10" x 6'7"
Carpeted room with pendant light fixture, window to rear aspect.

Bathroom
8'7" x 5'5"
Suite comprising of panelled bath with shower head over, WC, handwash basin with storage. Hard flooring, spotlight lighting and a ladder-style heated towel rail.

Outside Front
A paved path leads to the front door, the rest of the front garden is laid to grass.

Outside Rear
The rear of the property leads out onto a patio, perfect for outdoor seating, two steps lead up to the lawn garden area.

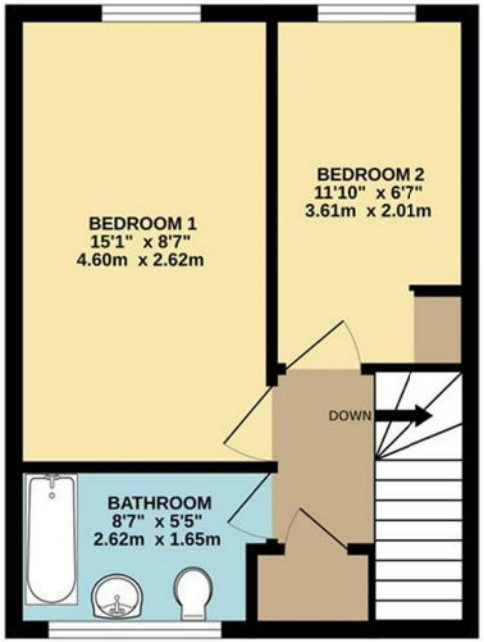
Property Information
EPC - TBC
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - End-Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 69 SQM
Parking – Garage En-Bloc
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely 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 20 miles from Bury St Edmunds, and roughly 30 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.

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



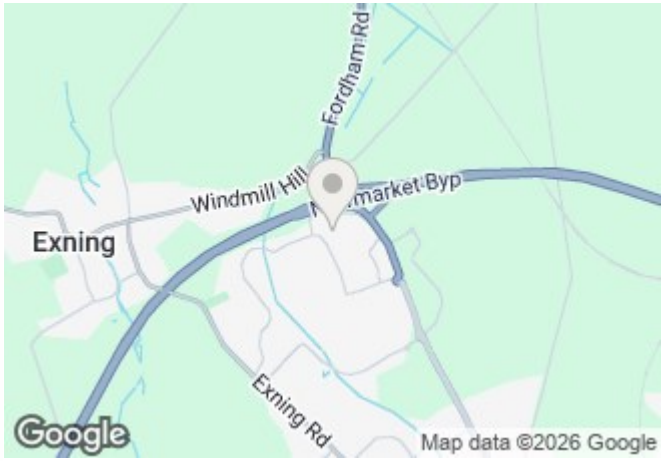
1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.

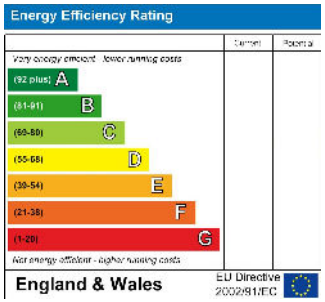


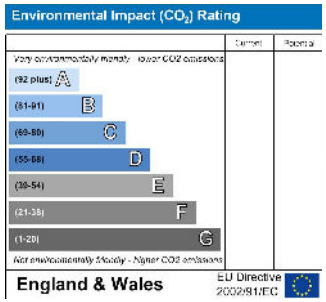
TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) approx.

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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- **Close To Local Amenities**
- **Well-Presented End-Terraced Home**
- **Extended To Rear**
- **Spacious Living Area**
- **Two Double Bedrooms**
- **Enclosed Rear Garden**
- **Garage En-Bloc**
- **NO CHAIN**







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.










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