



Elliott Close
Newmarket, CB8 7SE
Offers In Excess Of £250,000

Elliott Close, Newmarket, CB8 7SE

A well-presented, two-bedroom semi-detached bungalow situated in a popular and established area of Newmarket.

Offered for sale with no onward chain, the property features an entrance hall, lounge/dining room, kitchen, two bedrooms, and a refitted modern bathroom. It benefits from double-glazed windows and gas central heating throughout.

The bungalow occupies a generously sized plot with a rear garden that is mainly laid to lawn and fully enclosed. To the front, there is a charming garden and a driveway offering off-road parking for at least two vehicles.

Bungalows in this sought-after location rarely remain available for long, so early viewing is highly recommended.

Accommodation Details:

Fully glazed front entrance door through to the:

Hallway

With radiator, laid wooden style flooring and door through to the:

Living Room 15'8" x 8'9" (4.79 x 2.69)

Good sized living room with wall mounted gas fire, TV connection point, radiator, laid wooden style flooring and window to the front aspect.

Kitchen 8'10" x 8'9" (2.70 x 2.69)

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

Bedroom 1 11'9" x 9'9" (3.59 x 2.98)

Double bedroom with radiator, laid

wooden style flooring and window to the rear aspect.

Bedroom 2 9'9" x 7'11" (2.98 x 2.42)

With radiator, laid wooden style flooring and window to the front aspect.

Bathroom 7'10" x 4'8" (2.39 x 1.43)

Recently fitted bathroom with concealed WC, hand basin with vanity cupboard under, walk-in shower cubicle with glass screen, heated towel rail laid wooden style flooring and obscured window to the rear aspect.

Outside- Rear

Generous sized rear garden mostly laid to lawn enclosed by fencing. timber built garden shed, outdoor lighting, outdoor tap and side pedestrian gate.

Outside - Front

Shingled driveway providing off-road parking. Lawn area accompanied by a variety of mature shrubs and plants.

Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-Detached Bungalow

Property Construction - Standard Number & Types of Room - Please refer to the floorplan

Square Meters - 51 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

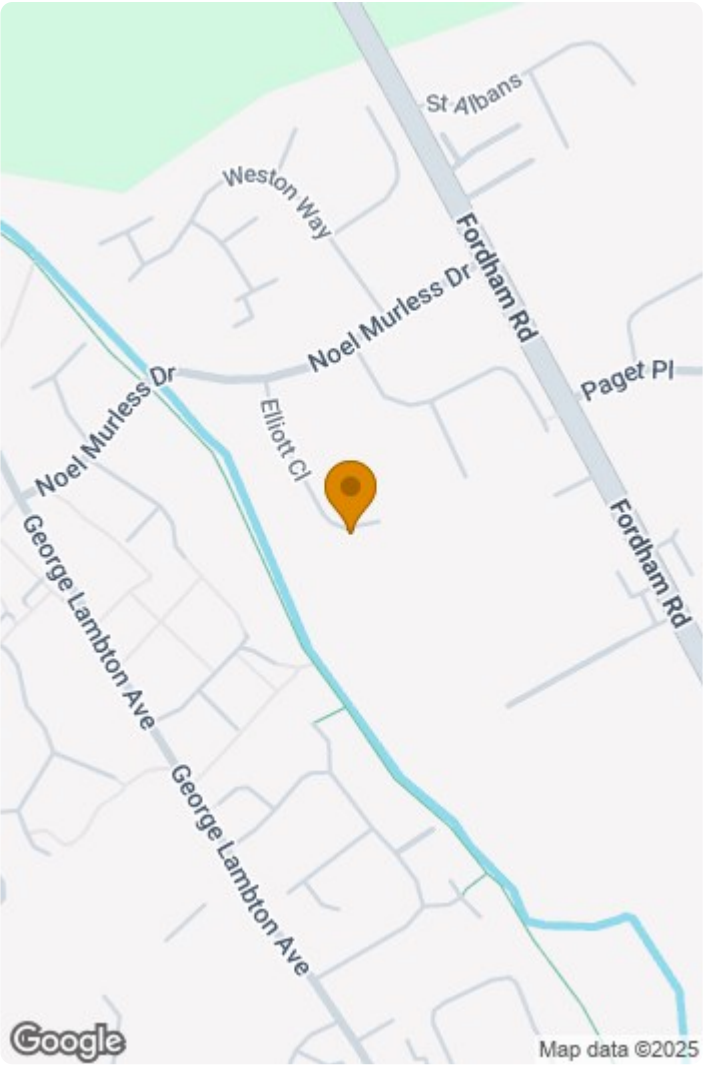
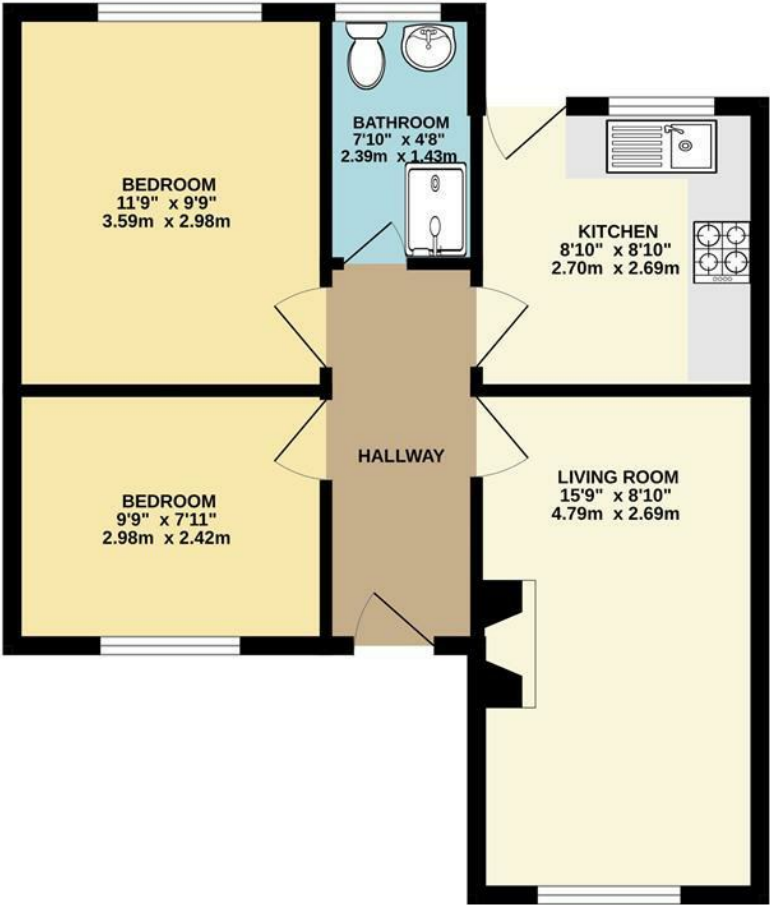
Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom advise likely/limited on all networks Rights of Way, Easements, Covenants - None that the vendor is aware of

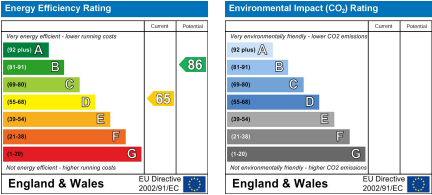
Location - What 3 Words - score.wolf.tint



GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1 ELLIOT CLOSE, NEWMARKET
TOTAL FLOOR AREA : 497 sq.ft. (46.1 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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