

Malvern Close,
Newmarket, CB8 8BP
£315,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

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A well located semi detached bungalow with spacious accommodation throughout and is presented in great condition. Malvern Close is a quiet cul de sac with easy access to the railway station and the High Street.

Accommodation includes a generous living room, kitchen, large conservatory/dining room, two bedrooms and a bathroom.

Outside there is a driveway and car port that provides off road parking set behind a walled frontage and gates to the rear.

To the rear is an enclosed garden with a range of mature flower and shrub borders, a lawn and patio. There is a concrete garage and garden shed.

Available with NO UPWARD CHAIN.

Entrance Hall
Built in storage cupboard and internal doors leading to:

Living Room
14'10" x 12'0"
Electric fire with stone surround, laminate flooring, windows to front and side aspects.

Kitchen
12'7" x 9'10"
Fitted with a range of matching eye and base level units with worktop over. Integrated sink with mixer tap. Integrated range cooker with tiled splash back, fridge-freezer and washing machine. Tiled flooring with windows to side aspect.

Conservatory
12'2" x 11'5"
uPVC constructed with brick plinth and tiled flooring and windows to both sides and rear aspects. Single external door to side aspect and french doors leading to rear garden.

Bathroom
Suite comprised of corner shower cubicle with WC and handwash basin with storage unit. Window to front aspect.

Bedroom 1
13'5" x 9'7"
Built in wardrobes, window to rear aspect.

Bedroom 2
10'10" x 8'5"
Built in storage cupboard, window to side aspect.

Garage
15'9" x 7'10"
Up-and-over garage door.

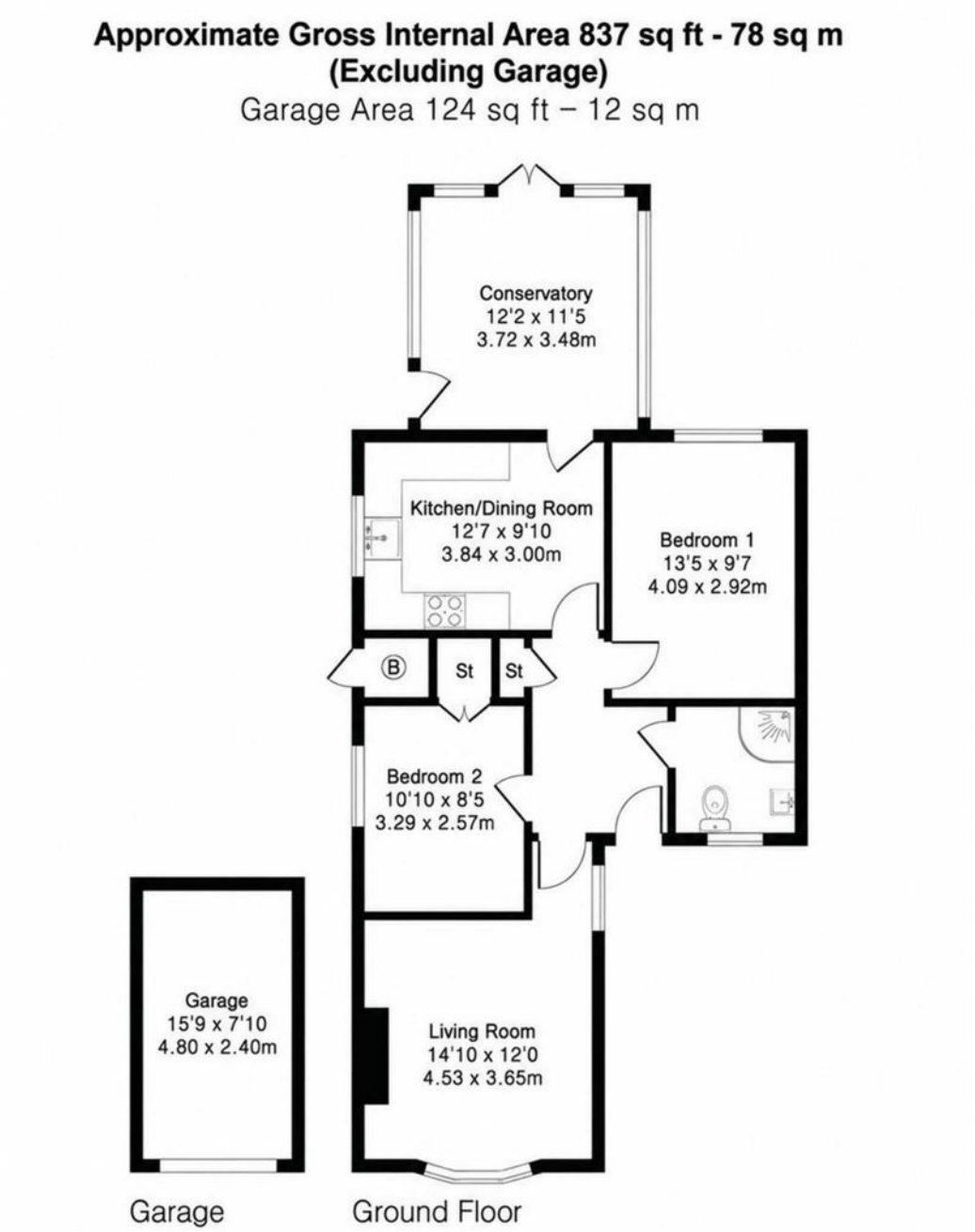
Outside Front
Paved driveway with parking to front of house, access down the side of the property to garage. Laid lawn with mature shrubberies and flower beds.

Outside Rear
Enclosed garden mainly laid to lawn with a patio seating area, flower beds, mature shrubberies and shed. Access to storage cupboard which houses the gas boiler. Access to garage.

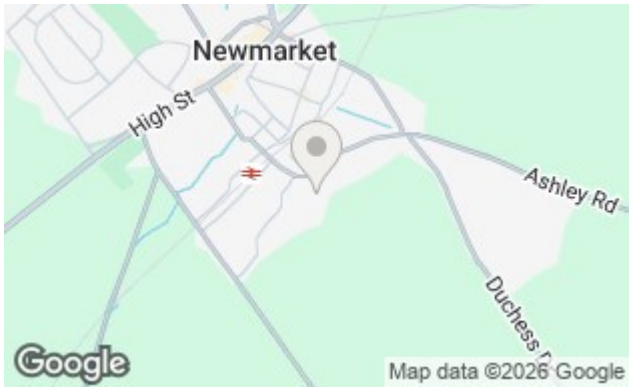
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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.

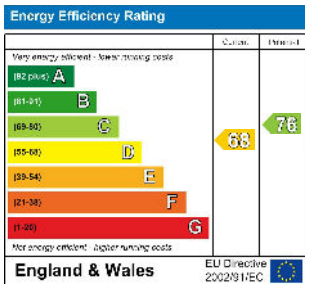
Property Information
EPC - D
Tenure - Freehold
Council Tax Band - C (West Suffolk)
Property Type - Semi-detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
SQM: 78 square metres
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

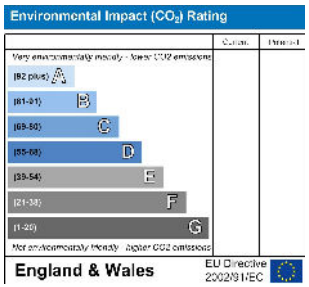
Approximate Gross Internal Area 837 sq ft - 78 sq m
(Excluding Garage)
Garage Area 124 sq ft – 12 sq m



- **Popular Location**
- **Quiet Cul-De-Sac**
- **Close To Local Amenities**
- **Spacious And Well Presented Throughout**
- **Conservatory**
- **Enclosed Rear Garden**
- **Garage**
- **No Onward Chain**







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