



**Holland Park, Newmarket, CB8 9DL**

**Guide Price £254,500**



## Holland Park, Newmarket CB8 9DL

A mid terrace family home set at the end of this no-through road and located in the picturesque and highly regarded village.

Updated and improved by the current owners, this property enjoys accommodation to include entrance hall, living room, kitchen/dining room, three good size bedrooms and bathroom.

Externally the property offers a fully enclosed front garden with extensive courtyard garden to rear.

### Entrance Hall

Doors leading to kitchen, living room and cloakroom. Storage cupboard. Vertical radiator. Tiled flooring. Stairs to first floor.

### Kitchen 15'4" x 12'3" (4.68m x 3.74m)

Range of matching eye and base level cupboards with worktop over. Composite 1 1/3 bowl sink and drainer with mixer tap over. Space and connection for electric cooker. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Tiled splashback to working areas. Tiled flooring. Window overlooking front aspect. Understairs storage cupboard. Boiler storage cupboard. Opening to dining area and living room beyond. Door to entrance hall.

### Living Room 17'10" x 11'6" (5.46m x 3.53m)

Well presented, spacious living room with full height window and French doors to rear garden. LVT wood flooring. Vertical radiators. Opening to dining area. Sockets include USB portals. Door to entrance hall.

### Cloakroom

White low level W.C. and hand basin. Door to entrance hall.

### Landing

Doors to all bedrooms and bathroom. Airing cupboard. Stairs to ground floor.

### Bedroom 1 12'3" x 10'5" (3.75m x 3.19m)

Spacious double bedroom with built-in wardrobes with mirrored doors. Radiator. Window overlooking front aspect. Door to landing.

### Bedroom 2 11'6" x 10'5" (3.53m x 3.19m)

Generous double room with window overlooking rear aspect. Built-in wardrobes with mirrored sliding doors. Radiator. Door to landing

### Bedroom 3 8'2" x 7'5" (2.51m x 2.27m)

Well proportioned room with window overlooking rear aspect. Radiator. Door to landing.

### Bathroom 7'5" x 5'7" (2.27m x 1.72m)

White suite comprising low level, concealed cistern, W.C., inset, wall mounted hand basin with mixer tap over and built-in storage cabinet under and panelled bath with mixer tap and wall mounted shower over. Attractively tiled walls. Obscured window. Radiator. Door to landing.

### Outside - Front

Gravelled area with shrub planting, edged with high quality metal fence and gateway. Pathway leading to front door.

### Outside - Rear

Enclosed rear courtyard style garden, laid with block paving. French doors leading to living room. Lean to storage. Access gate to the rear.

### Garage

Single garage en bloc with up and over style door.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 88 SQM

Parking – Two Off Road Parking Spaces

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

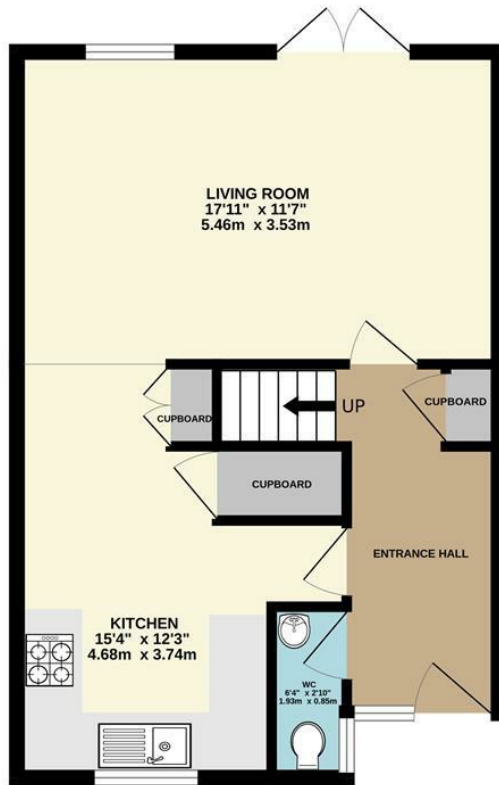
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

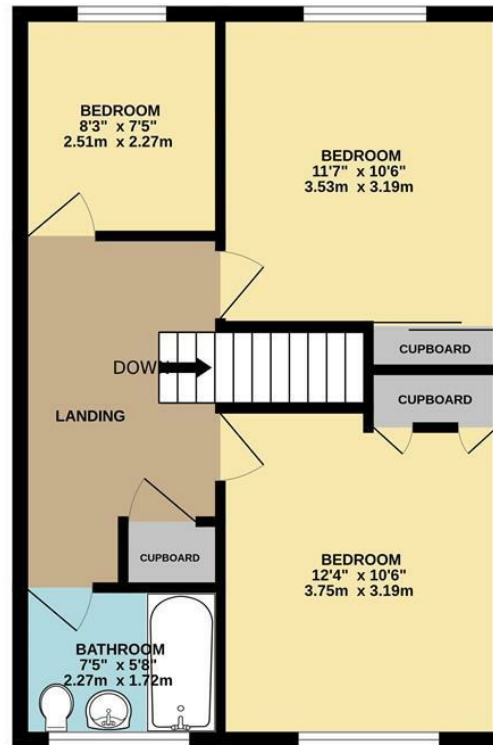
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



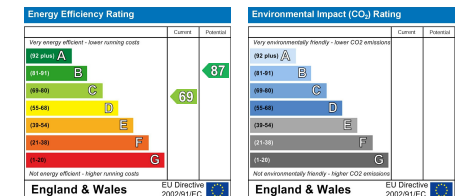
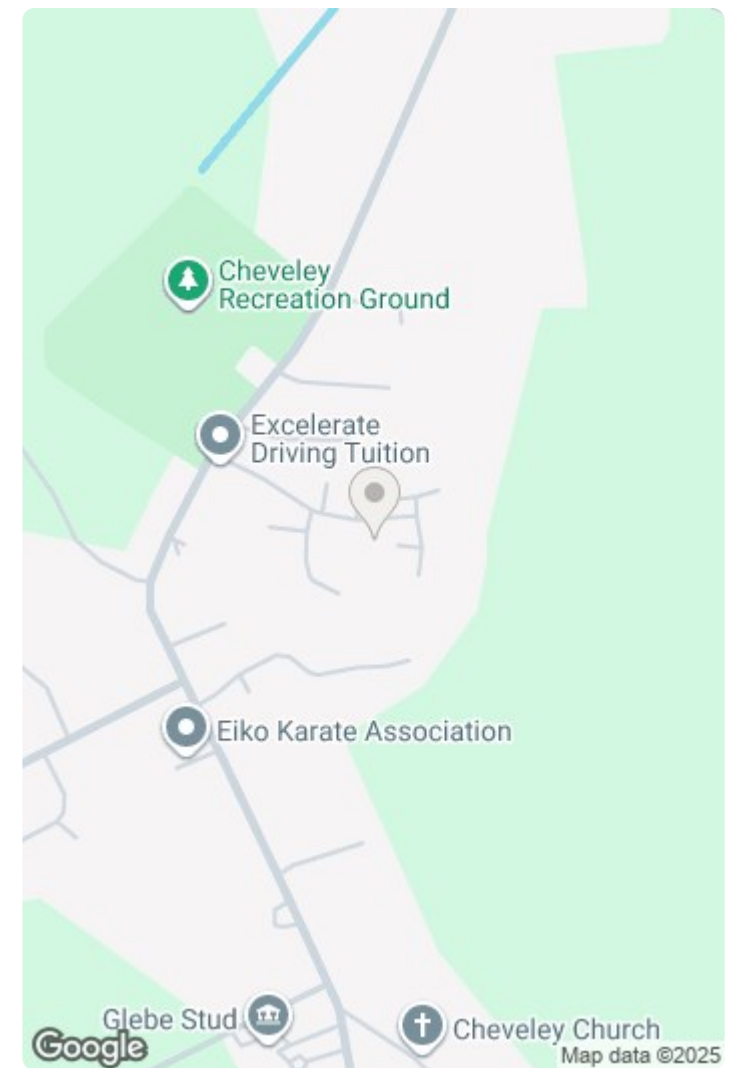
1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



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TOTAL FLOOR AREA: 951 sq.ft. (88.4 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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