



Parkers Walk, Newmarket, CB8 7AP

CHEFFINS

Parkers Walk

Newmarket,
CB8 7AP

- End Terrace Property
- 2 Bedrooms
- Spacious Living/Dining Room
- First Floor Bathroom
- Low Maintenance Garden
- Garage en Bloc
- Overlooking Open Green

A well presented 2 bedroom end terrace property enjoying an attractive position overlooking a large open green space to the front. The accommodation comprises a spacious living/dining room, kitchen, 2 bedrooms and a first floor bathroom. Externally the property benefits from a low maintenance rear garden and a garage situated in a nearby block.

2 1 1

Guide Price £230,000





LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

ENTRANCE HALL

with entrance door, under stairs storage cupboard, stairs leading up to the first floor, window to the front aspect.

KITCHEN

with a range of wall and base mounted units with worktops over, stainless steel sink, integrated Bosch oven and hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, window to the front aspect.

LIVING/DINING ROOM

with a window overlooking the rear aspect, door leading onto the garden.

FIRST FLOOR

LANDING

with a large airing cupboard housing the boiler and hot water cylinder.

BEDROOM 1

with a window to the rear aspect.

BEDROOM 2

with a built-in storage cupboard, window to the rear aspect.

BATHROOM

with a side panel bath with shower over, low level WC, pedestal hand wash basin, high level windows to the front aspect.

OUTSIDE

The low maintenance rear garden is laid to paving with a pergola covered seating area and gated access to the rear.

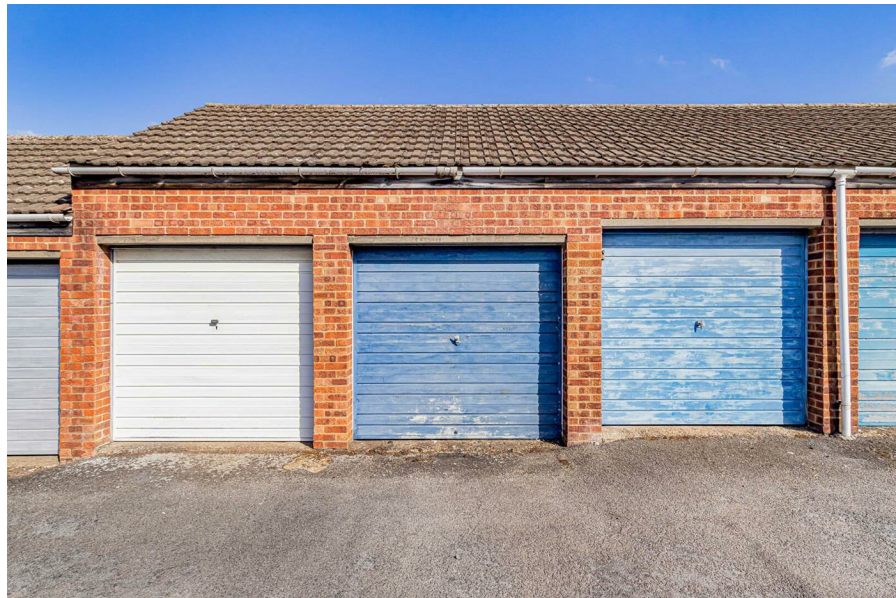
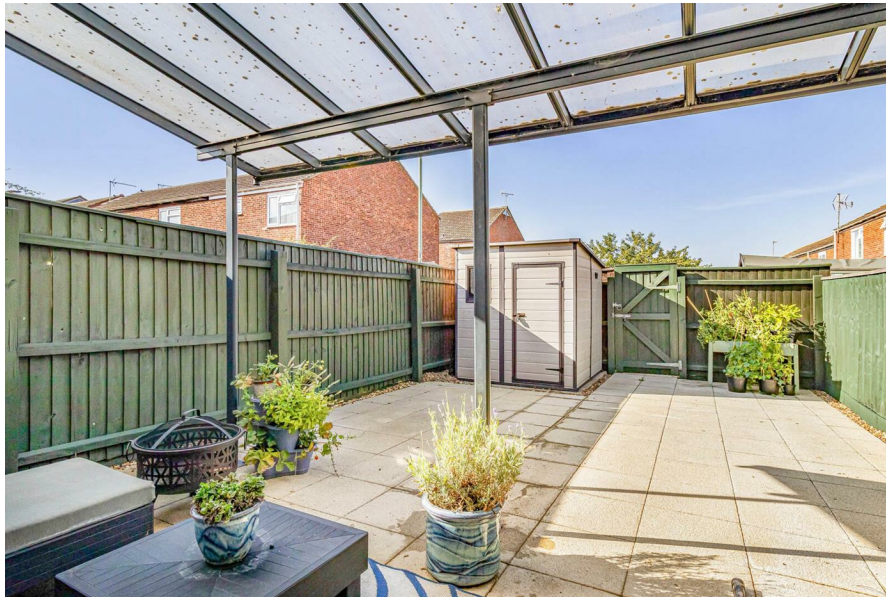
GARAGE EN BLOC

Located nearby in garage block 2.

Sales Agents Notes

For more information on this property, please refer to the Material Information Brochure on our website.





Approximate Gross Internal Area 658 sq ft - 62 sq m (Excluding Garage)

Ground Floor Area 329 sq ft – 31 sq m

First Floor Area 329 sq ft – 31 sq m

Garage Area 135 sq ft – 13 sq m

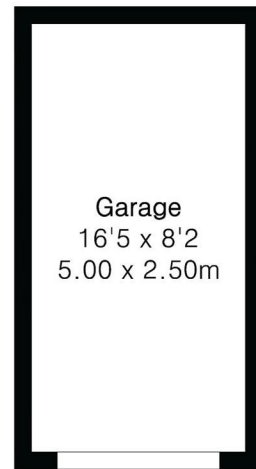
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	76
England & Wales	EU Directive 2002/91/EC	

Guide Price £230,000

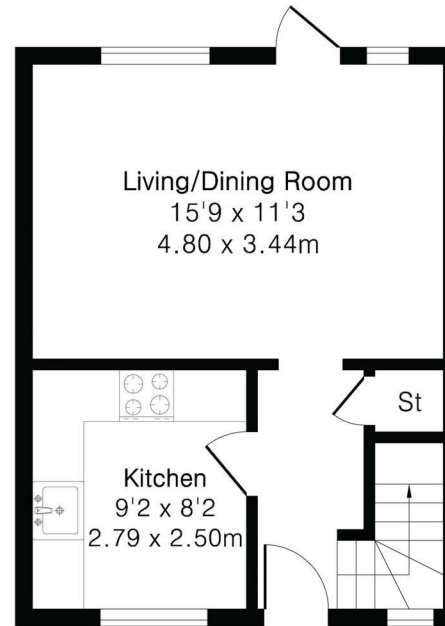
Tenure – Freehold

Council Tax Band – B

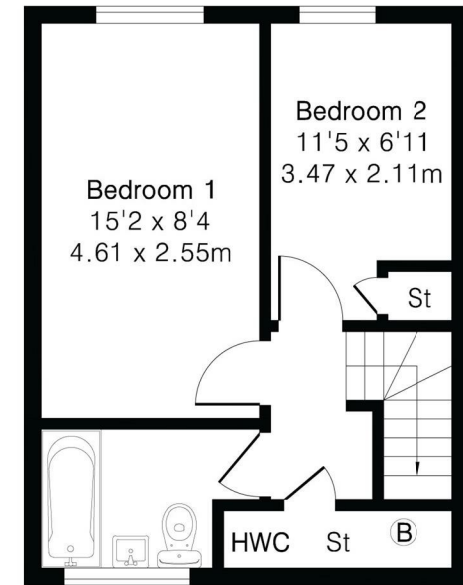
Local Authority – West Suffolk



Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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