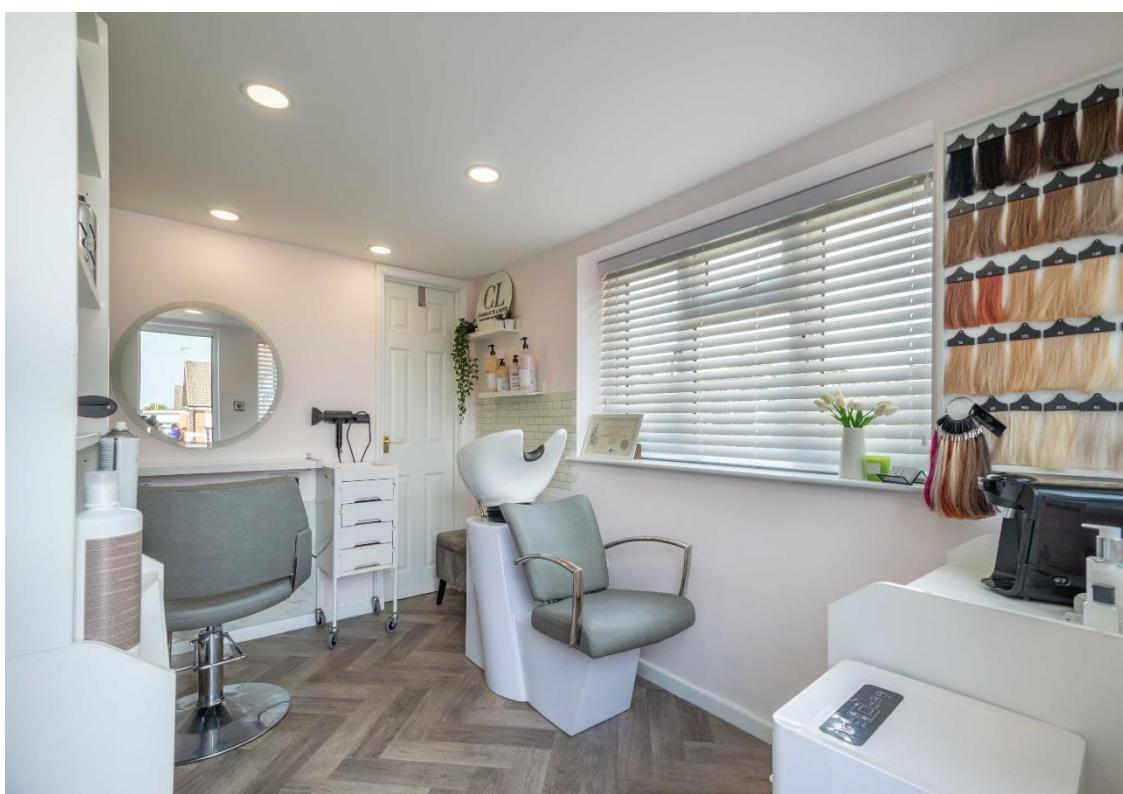




3 Andrew Road  
Newmarket, Suffolk

DAVID  
BURR



# 3 Andrew Road, Newmarket, Suffolk, CB8 0DG

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

A super opportunity to purchase this recently refurbished semi-detached bungalow, delightfully tucked away in this highly desirable and quiet part of Newmarket. The property would be an ideal starter home or would perfectly suit someone looking for single storey accommodation. The current vendors have improved the property substantially, and it now benefits from a converted garage which would be perfect for a home office, and is currently used as a salon.

## A spacious two-bedroom semi-detached property in Newmarket which has the added benefit of a converted garage, providing an ideal home office/studio.

### Ground Floor

**ENTRANCE HALL** Entering in from a door to the side aspect, with loft access and wood effect flooring and doors to:

**KITCHEN** With a range of base and wall units complete with worktops over. The space includes an inset sink with mixer tap which overlooks a window to the front aspect as well as an electric oven and 4-ring hob above. There is additional space and plumbing for a washing machine and dishwasher as well as a separate full height storage cupboard.

**SITTING/DINING ROOM** The current vendors have switched what was previously the sitting/dining room with the master bedroom to form a lovely bright reception room with patio doors which have been added to lead out to the rear garden. Also fitted with wood effect flooring.

**BEDROOM 1** With wood effect flooring, this spacious double bedroom has a window to the front aspect.

**BEDROOM 2** Another spacious bedroom with window to the rear aspect overlooking the garden.

**BATHROOM** With bath and shower over with glass screen, hand wash basin, WC, heated towel rail and tiled back splash, as well as frosted window to the side aspect.

### Outside

The property is approached via a driveway running up the side of the bungalow which provides parking for multiple vehicles. Leading through double gates, you approach the converted single garage which currently serves as a **HOME OFFICE/SALON**. This is complete with light, power and water.

The rear garden is fully enclosed and is split between a spacious patio area with the rest being laid to lawn. There is access to the rear **STORE** which has additional access into the rear of the home office.

**SERVICES:** Mains water gas and electricity. Gas fired central heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band D.

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**LOCAL AUTHORITY:** West Suffolk District Council.

**COUNCIL TAX BAND:** Band C (£1,960.82 per annum).

**TENURE:** Freehold.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.

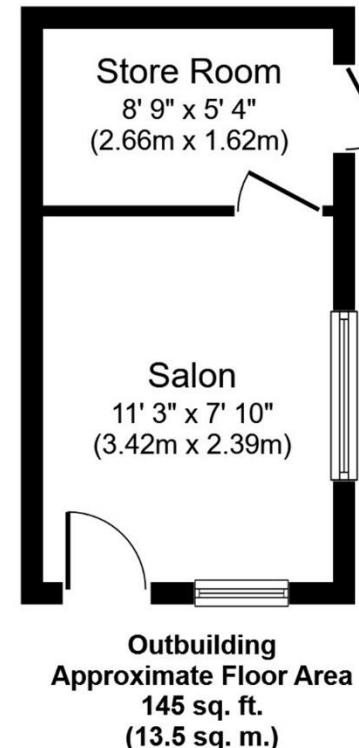
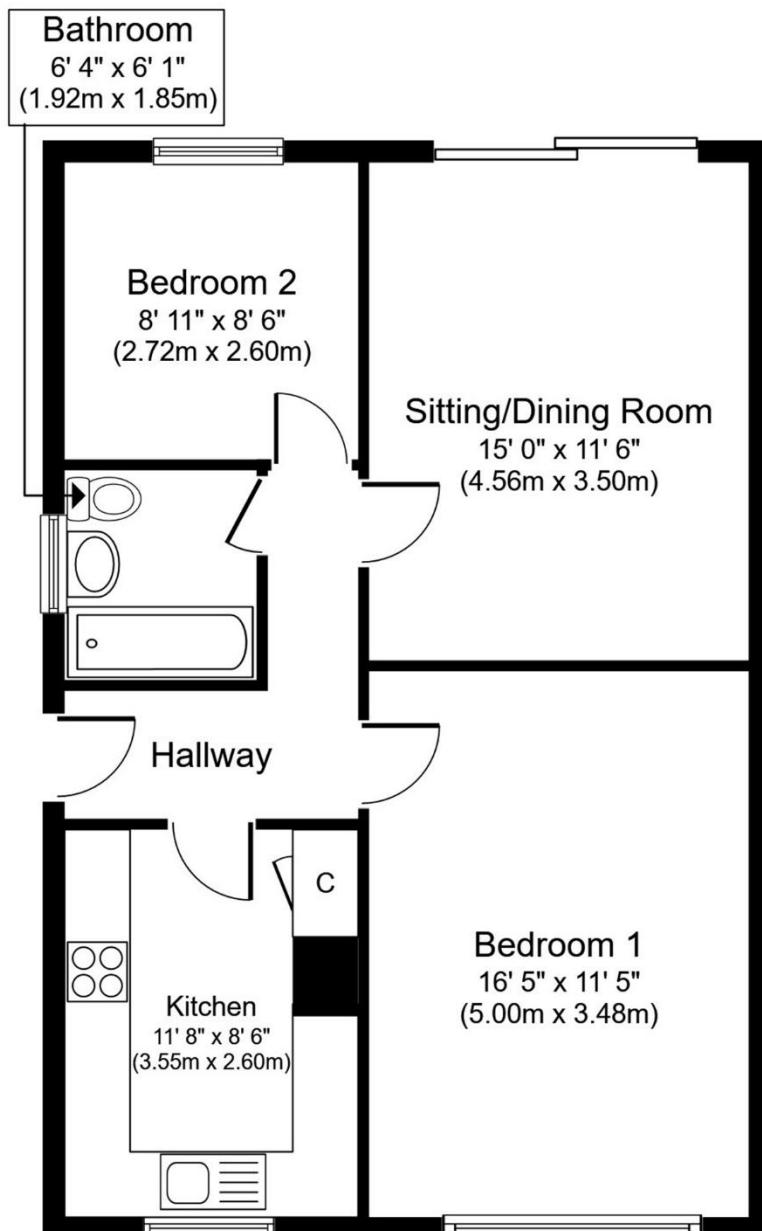
**Phone Signal:** Likely with all major providers.

**WHAT3WORDS:** stag.notebook.corkscrew

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

