



£260,000

2 Bedroom Semi-Detached House for sale
115 VALLEY WAY, NEWMARKET



EweMove
SALES AND LETTINGS



Overview

EweMove Newmarket & Soham are delighted to present this charming 2-Bedroom Semi-Detached Home in Valley Way, Newmarket



Key Features

- Private driveway
- 2 Double bedrooms
- Large open plan living/dining room
- Close to local amenities and schools
- Brick built shed/workshop in garden
- Walking distance to Newmarket town centre
- South-west facing garden



EweMove Newmarket & Soham are delighted to present this charming 2-Bedroom Semi-Detached Home in Valley Way, Newmarket

Nestled in the sought-after area of Valley Way, Newmarket, this delightful 2-bedroom semi-detached home offers spacious living, modern conveniences, and a fantastic location just a short walk from Newmarket town centre

As you arrive, you'll appreciate the private driveway, providing off-road parking at the front of the property. Step inside to discover a large open-plan living room, offering a bright and airy space perfect for both relaxing and entertaining. The generous layout allows for versatile furniture arrangements, making it a great place to unwind or host guests

The property boasts 2 well-proportioned double bedrooms, ideal for couples, small families, or those in need of a home office. The south-west facing garden provides a wonderful space for outdoor entertaining or relaxing, with the added benefit of a brick-built shed for extra storage

Situated in a popular residential location, this home is conveniently close to local amenities, shops, and schools, making daily life easy and convenient. Plus, with Newmarket town centre just a short walk away, you'll have access to an array of restaurants, cafes, and the famous racecourse

Perfect for first-time buyers, down-sizers, or investors, this fantastic home in Valley Way is not to be missed

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries



The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion

Living Room

19' 4" x 8' 9" (5.91m x 2.67m)

Large airy and light living/dining room with windows overlooking the front and rear gardens

Kitchen

8' 10" x 7' 8" (2.71m x 2.34m)

Good sized kitchen with views to rear garden. Plenty of storage space with walk in pantry/storage cupboard

Entrance Hall

9' 11" x 3' 1" (3.04m x 0.94m)

Light and airy entrance hall with additional enclosed storage. The windows up the stairs are a great feature

Principal Bedroom

9' 2" x 13' 8" (2.80m x 4.17m)

Large double bedroom with stand-out double window creating excellent lighting. Additional built in storage cupboard

Bedroom 2

9' 10" x 10' 7" (3.02m x 3.24m)

Double bedroom overlooking the rear garden

Bathroom

5' 5" x 5' 11" (1.67m x 1.81m)

Bath with shower over-head, toilet, and sink

Garden

Rear enclosed garden with brick built shed

Floorplans



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

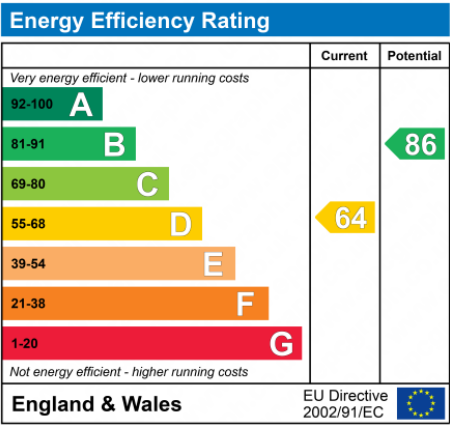


Approximate total area⁽¹⁾
678.45 ft²
63.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





Marketed by Ewemove Newmarket & Soham

01638 592 977 (24/7)

newmarketsoham@ewemove.com



EweMove
SALES AND LETTINGS