

## 3A Fielden Way - Asking Price £160,000

Newmarket CB8 0BS

**shires**  
residential



*"Consistently providing outstanding service to our clients"*



# Asking Price £160,000

## The Property

Offered for sale by Shires and located only a short walk from the centre of historic Newmarket, this one-bedroom apartment presents a fantastic opportunity in a highly convenient setting.

The property offers open-plan living with a kitchen and lounge/diner, along with a bedroom and bathroom. A standout feature is the rare benefit of a private garden, an uncommon advantage for an apartment and ideal for outdoor space close to the town centre.

Well positioned for local amenities, transport links, and Newmarket's renowned attractions, this property will appeal to first-time buyers, professionals, or investors seeking a centrally located home with outdoor space.

## Features

- GROUND FLOOR APPARTMENT
- PRIVATE GARDEN
- WALKING DISTANCE TO NEWMARKET TOWN CENTRE
- SLEEK KITCHEN
- CONTEMPORY BATHROOM
- IDEAL FOR A FIRST HOME
- COUNCIL TAX- A
- EPC - C
- CHAIN FREE
- CALL SHIRES TO VIEW



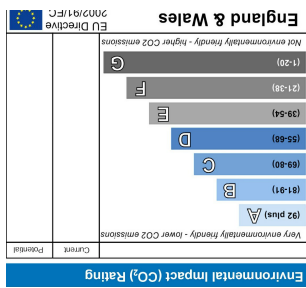
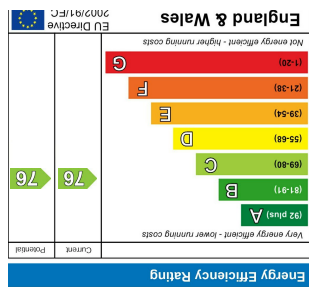


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Floorplan 3.0.2.4



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