

# property details **approval form**

13 Melton Close, NEWMARKET, Suffolk, CB8 8BE

**Date:** 27 September 2024

**Property Ref and Version:** NMT104004 - 0002

# selling your home with us!



**william  
h brown**

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

# property details **approval form**

13 Melton Close, NEWMARKET, Suffolk, CB8 8BE

**Date:** 27 September 2024

**Property Ref and Version:** NMT104004 - 0002

## >> **price**

---

£220,000

Tenure: Freehold

## >> **key features**

---

- > Two Double Bedrooms
- > Newmarket Central Location
- > Close to Train Station
- > Modern Interior
- > Perfect First Time Buy or Investment
- > EPC Rating: C

## >> **short description**

---

We are delighted to bring to the market this fresh and modern two bedroom cottage style mid-terrace home in the heart of Newmarket the historic racing and market town.

## >> **long description**

---

We are delighted to bring to the market this fresh and modern two bedroom cottage style mid-terrace home in the heart of Newmarket the historic racing and market town. With a convenient and ideal radius to the train station, town centre and a wide range of travel links including A14, A11 and M11; giving direct travel to the Midlands and London.

The property boasts a modern and fresh design to the lounge, kitchen/diner and family bathroom and both double bedrooms to the first floor. To the exterior you are presented with ample on street parking to the front and at the rear, a low, easy to maintain courtyard style garden.

The perfect first home for any first time buyer and a brilliant investment for any potential landlords. To book your viewing contact the Newmarket office today!

## >> **directions**

---

**Your William H Brown office:** Meldreth House Wellington Street, NEWMARKET, Suffolk, CB8 0HT  
T 01638 660633 E [newmarket@williamhbrown.co.uk](mailto:newmarket@williamhbrown.co.uk)

# property details **approval form**

13 Melton Close, NEWMARKET, Suffolk, CB8 8BE

**Date:** 27 September 2024

**Property Ref and Version:** NMT104004 - 0002

## >> **Agent Note**

---

# property details **approval form**

13 Melton Close, NEWMARKET, Suffolk, CB8 8BE

**Date:** 27 September 2024

**Property Ref and Version:** NMT104004 - 0002

## >> **room description**

---

### **Ground Floor**

#### **Lounge**

10' 9" x 11' 7" Max ( 3.28m x 3.53m Max )

A bright and modern space with double glazed window to the front aspect, PVC double glazed door to the front aspect for entry to the home, built in storage cupboards, radiator and access to the kitchen/diner.

#### **Kitchen/Diner**

10' 9" x 11' 7" ( 3.28m x 3.53m )

Range of wall hung and base level white gloss units with black work top for contrast, integrated induction hob with hood vent above, stainless steel sink and drainer, tiled splash back, under unit lighting, double glazed window to the rear aspect, stairs rising to the first floor and a small utility space with space for white goods, PVC double glazed door the side aspect for access to the rear garden and door to bathroom.

#### **Family Bathroom**

Double glazed window to the side aspect, fully tiled bathroom, bath tub with shower over, wall hung, chrome heated towel rail, wash hand basin with storage, spotlights and extractor fan.

### **First Floor**

#### **Landing Space**

Small landing space with doors to both bedrooms.

#### **Bedroom One**

10' 9" x 10' 6" to wardrobes ( 3.28m x 3.20m to wardrobes )

Double glazed window to the front aspect, three double fronted fitted wardrobes, radiator

#### **Bedroom Two**

10' 10" x 8' 9" ( 3.30m x 2.67m )

Double glazed window to the rear aspect, radiator and built in double fronted wardrobe.

### **Exterior**

#### **Front**

On street parking to the front.

#### **Rear**

Rear courtyard garden space with patio.

# property details **approval form**

13 Melton Close, NEWMARKET, Suffolk, CB8 8BE

**Date:** 27 September 2024

**Property Ref and Version:** NMT104004 - 0002

## >> **room description**

---

# property details **approval form**

13 Melton Close, NEWMARKET, Suffolk, CB8 8BE

**Date:** 27 September 2024

**Property Ref and Version:** NMT104004 - 0002

## >> **room description**

---

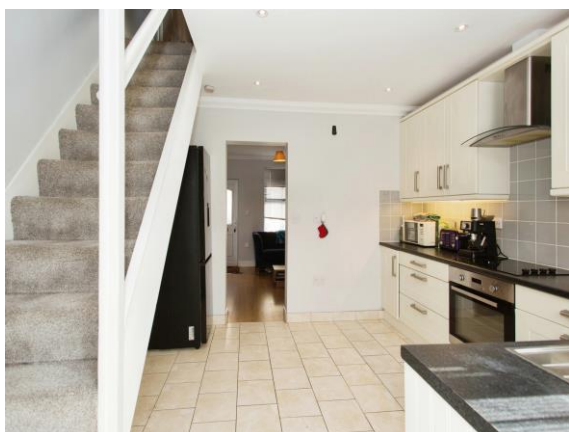
# property details approval form

13 Melton Close, NEWMARKET, Suffolk, CB8 8BE

Date: 27 September 2024

Property Ref and Version: NMT104004 - 0002

## >> property images



**Your William H Brown office:** Meldreth House Wellington Street, NEWMARKET, Suffolk, CB8 0HT  
T 01638 660633 E [newmarket@williamhbrown.co.uk](mailto:newmarket@williamhbrown.co.uk)

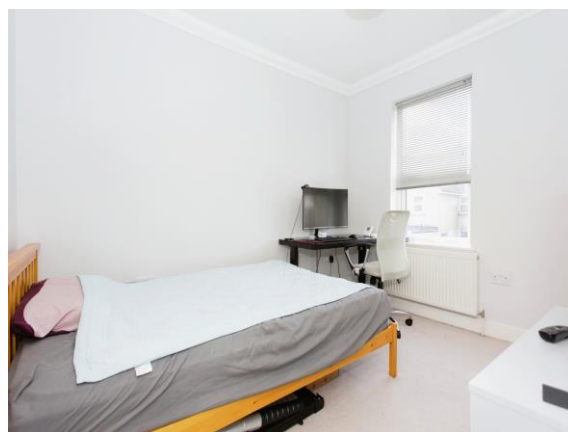
# property details approval form

13 Melton Close, NEWMARKET, Suffolk, CB8 8BE

Date: 27 September 2024

Property Ref and Version: NMT104004 - 0002

## >> property images



**Your William H Brown office:** Meldreth House Wellington Street, NEWMARKET, Suffolk, CB8 0HT  
T 01638 660633 E [newmarket@williamhbrown.co.uk](mailto:newmarket@williamhbrown.co.uk)



# property details **approval form**

13 Melton Close, NEWMARKET, Suffolk, CB8 8BE

**Date:** 27 September 2024

**Property Ref and Version:** NMT104004 - 0002

## >> **property images**

---



# property details approval form

13 Melton Close, NEWMARKET, Suffolk, CB8 8BE

Date: 27 September 2024


Property Ref and Version: NMT104004 - 0002

## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
Ethan Richardson		27/09/2024
Miss T. Enzel		

**Your William H Brown office:** Meldreth House Wellington Street, NEWMARKET, Suffolk, CB8 0HT  
T 01638 660633 E [newmarket@williamhbrown.co.uk](mailto:newmarket@williamhbrown.co.uk)

0

RESI/CON016/18