



4 Scaltback Close
Newmarket, Suffolk CB8 0BT
Guide Price £162,500

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A first floor maisonette set within walking distance of an appealing mix of shops and positioned on the outskirts of the town centre.

Enjoying generous size rooms throughout, this property boasts accommodation to include a private entrance with stairs leading to an entrance hall/landing, living/dining room, kitchen/breakfast room with balcony, two good size bedrooms and a family bathroom. Externally benefitting from allocated parking.

An ideal investment purchase as the property is currently tenanted and viewing is highly recommended.

No chain and offering realistic value for money.

EPC (TBC)

Accommodation Details

Entrance door leading to staircase leading to:

Entrance Hall

With access to loft space, two built in cupboards, airing cupboard, wall mounted heater, access and door leading through to:

Lounge/Diner 15'2" x 12'2" (4.62m x 3.71m)

With large window to the front aspect, wood effect flooring, room for dining table and chairs, wall mounted heater, TV aerial connection point.

Kitchen/Breakfast Room 8'8" x 15'0" (2.64m x 4.57m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for electric oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for

fridge/freezer, serving hatch to Lounge/Diner, vinyl flooring, sliding patio door to:

Balcony 7'7" x 2'9" (2.31m x 0.84m)

Balcony to the rear aspect.

Bedroom 1 11'9" x 8'10" (3.58m x 2.69m)

With window to the rear aspect, built in cupboard, wood effect flooring.

Bedroom 2 8'2" x 12'2" (2.49m x 3.71m)

With window to the front aspect, built in cupboard.

Bathroom

With suit comprising panel bath with mixer taps/shower attachment, wash hand basin and low level WC, part tiled walls, heated towel rail, vinyl flooring, window to the rear aspect.

Outside

Front garden laid to lawn, allocated parking space.

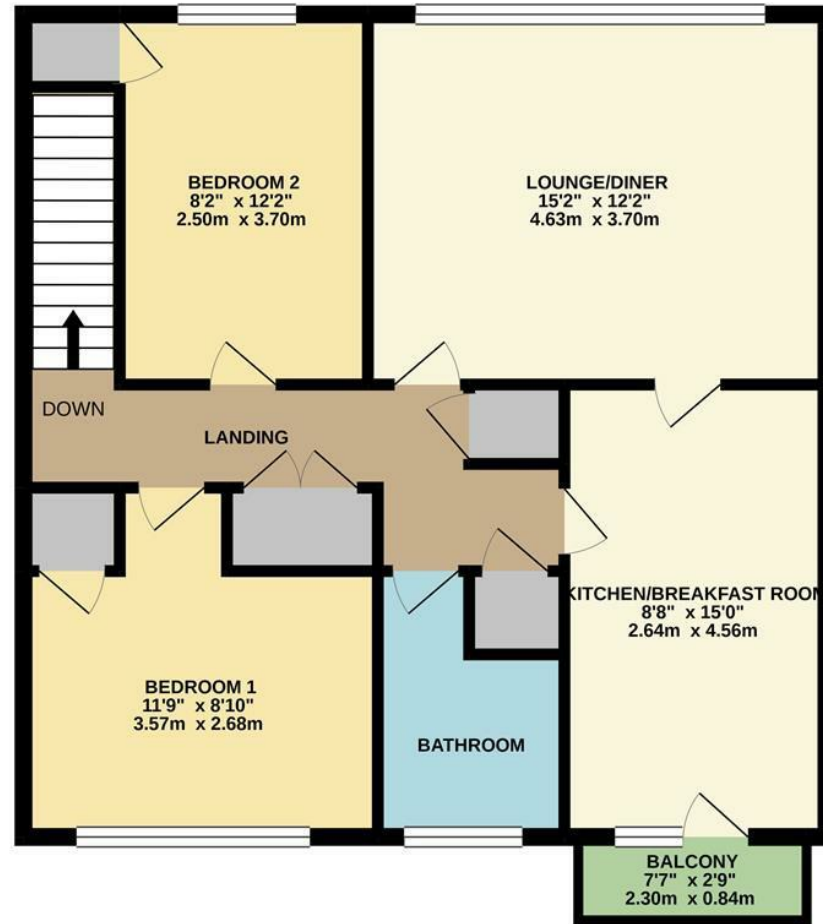
Agents Note

Leasehold - 136 years remaining on the current lease.



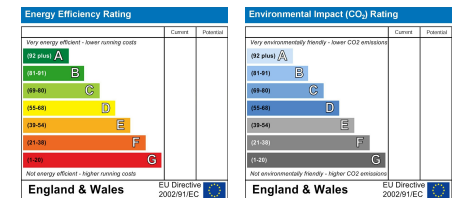
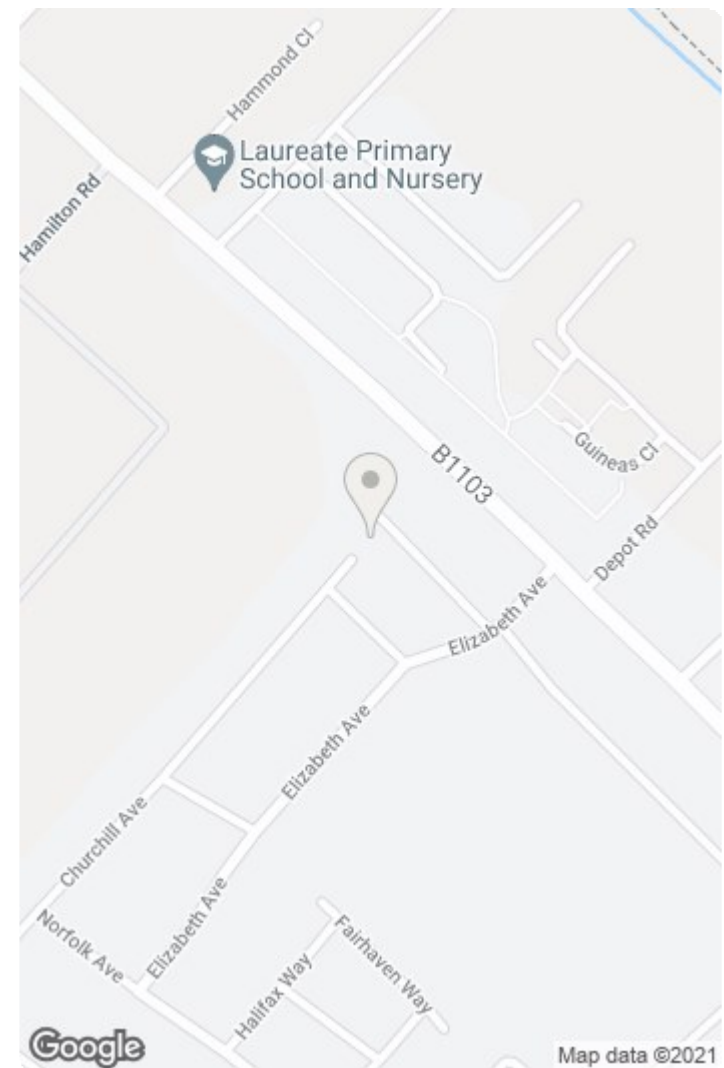
GROUND FLOOR
41 sq.ft. (3.8 sq.m.) approx.

1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.
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