



Vincent Close
Newmarket, CB8 7AN
Guide Price £250,000

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Offered for sale is this spacious two-bedroom bungalow located on the outskirts of a well-established and popular residential development.

The accommodation includes an entrance hall, a living room/dining room, a kitchen/breakfast room, two double bedrooms, and a bathroom. The property benefits from gas-fired central heating and double-glazed windows throughout.

Outside, there is a south-facing, enclosed rear garden, providing a lovely private outdoor space. Additional benefits include a garage en bloc.

This bungalow represents an excellent opportunity for those looking for a comfortable home in a popular area.

EPC C

Council Tax B (West Suffolk)

Entrance Hall

With radiator, two storage cupboards and door through to the:

Kitchen 10'11" x 9'6" (3.34 x 2.92)

Fitted with a range of both eye and base level storage units with working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, Kenwood range oven with 5-ring gas burner hob and extractor hood above, integrated fridge/freezer, dishwasher and space for a washing machine. Tiled flooring and window to the front aspect.

Living Room 18'11" x 11'8" (5.78 x 3.56)

With TV connection point, radiators, window, external door and sliding doors to the rear aspect.

Bedroom 1 12'10" x 11'8" (3.93 x 3.56)

Double bedroom with radiator, window and external door to the rear aspect.

Bedroom 2 10'11" x 9'2" (3.34 x 2.81)

Double bedroom with radiator and window to the front aspect.

Bathroom 7'9" x 7'3" (2.38 x 2.22)

Three piece white suite comprising of a concealed WC, wash basin, panelled bath with wall mounted shower and glass screen, tiled walls and flooring, heated towel rail and obscured window to the front aspect.

Outside - Front

Laid to shingle frontage with pathway leading up to the front entrance.

Outside - Rear

South facing, fully enclosed rear garden with lawn, paved patio seating area and timber garden shed.

PROPERTY INFORMATION

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid-terraced Bungalow

Property Construction – Standard

Number & Types of Room –

Please refer to the floorplan

Square Meters - 67 SQM

Parking – Garage En Bloc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast

available, 1000Mbps download, 100Mbps upload

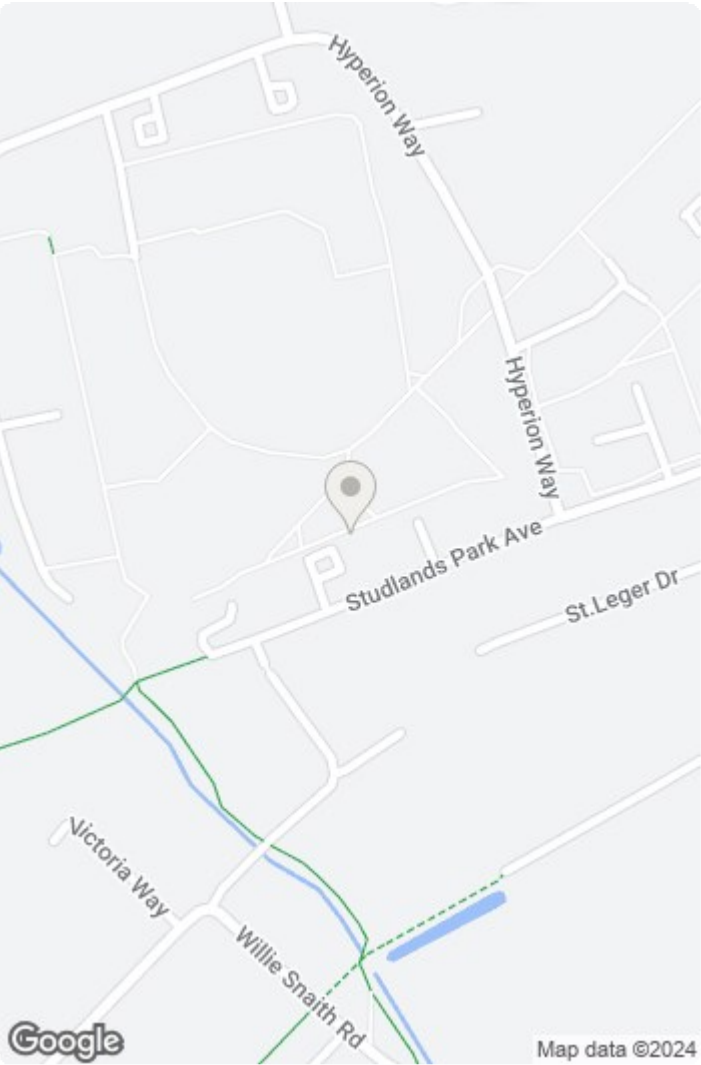
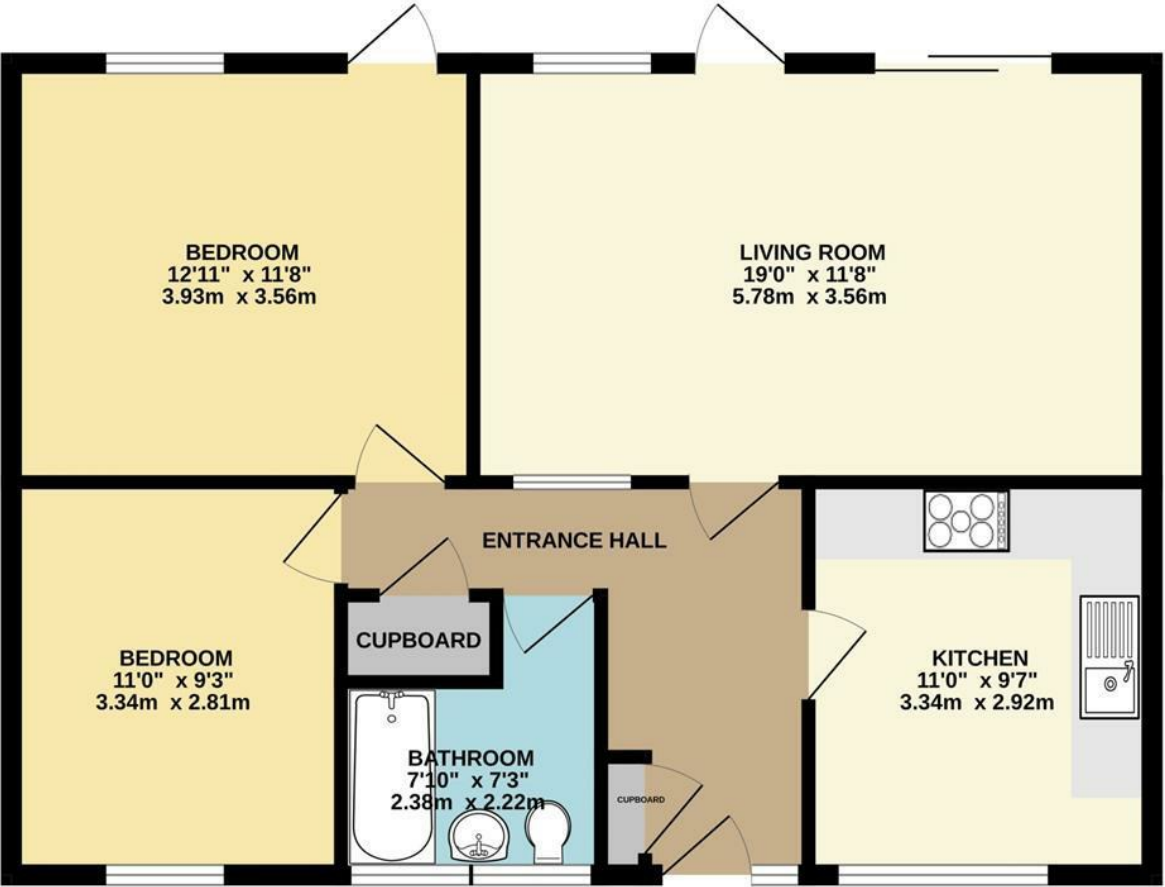
Mobile Signal/Coverage – Limited

Rights of Way, Easements,

Covenants – None that the vendor is aware of



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.

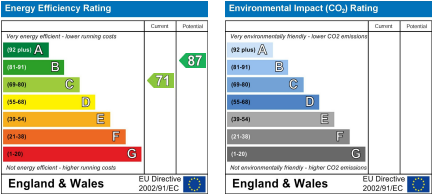


54 VINCENT CLOSE, NEWMARKET

TOTAL FLOOR AREA : 722 sq.ft. (67.1 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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