



Periman Close
Newmarket, CB8 0SU
50% Shared Ownership £133,750

MA
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42 Periman Close, Newmarket, CB8 0SU

A modern, semi-detached family home set on the edge of the development within a cul-de-sac location.

Boasting generous size rooms throughout, the property benefits from a refitted kitchen and shower room along with a variety of further improvements, including SOLAR PANELS with batteries.

The accommodation includes an entrance hall, cloakroom, living room, kitchen/dining room, three sizeable bedrooms and a first floor bathroom.

Gas fired boiler replaced around 2 years ago.

Externally the property includes a beautifully maintained SOUTH FACING and fully enclosed rear garden and allocated parking space.

EPC (A)

Council Tax Band B (West Suffolk)

Accommodation Details

Front door with storm canopy leading through to:

Hallway

With staircase rising to the first floor, radiator, door leading through to:

Living Room

16'4" x 13'6"

With window to the front aspect, built in cupboard, TV aerial connection point, radiator, opening leading through to:

Kitchen/Dining Room

16'9" x 9'4"

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, inset sink unit with mixer tap over, wall mounted gas fired boiler, ample room for dining table and chairs, radiator, window to the rear aspect, French style doors leading to the rear garden.

Cloakroom

3'7" x 5'11"

Comprising low level WC and wash hand basin, radiator, window with obscured glass to the front aspect.

First Floor Landing

With access to the loft space, airing cupboard, door leading through to:

Master Bedroom

13'9" x 8'11"

With window to the front aspect, radiator.

Bedroom 2

11'9" x 10'2"

With window to the rear aspect, radiator.

Bedroom 3

9'4" x 7'3"

With window to the front aspect, radiator.

Shower Room

With suite comprising walk in shower cubicle, pedestal wash hand basin and low level WC, radiator, window with obscured glass to the rear aspect.

Outside - Front

Paved pathway leading to the front door, allocated parking space to the front, further visitor parking.

Outside - Rear

Fully enclosed, South facing rear garden laid mainly to lawn with mature shrub borders and patio area.

PROPERTY INFORMATION

Rent - £441.33 Per Month

Service Charge: £37.65

EPC - A

Tenure - Leashold - 50% Shared Equity

Council Tax Band - B (West Suffolk)

Property Type - Semi Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 83 SQM

Parking - 1 Allocated Space

Electric Supply - Mains / Solar Panels

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas Central Heating

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

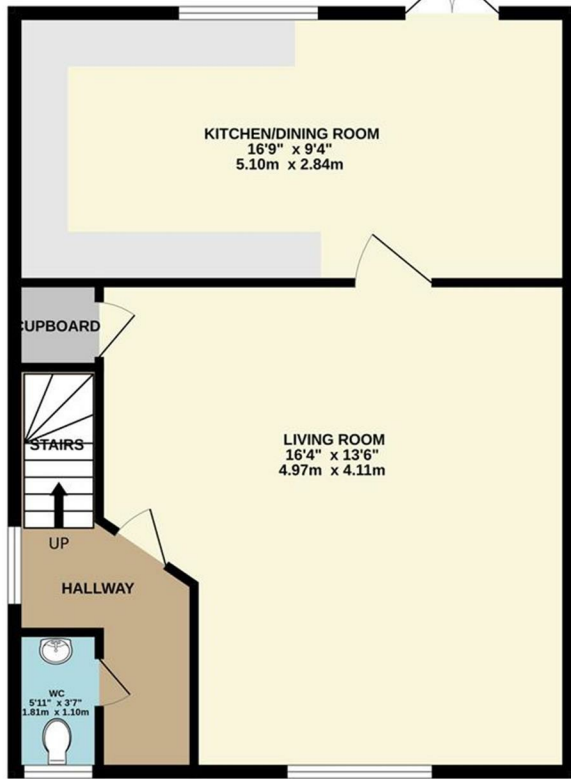
Mobile Signal/Coverage - Likely

Rights of Way, Easements, Covenants

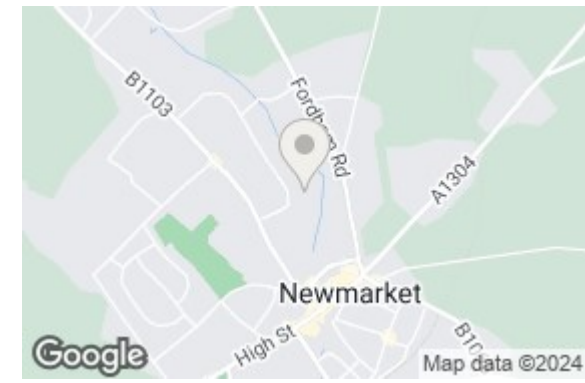
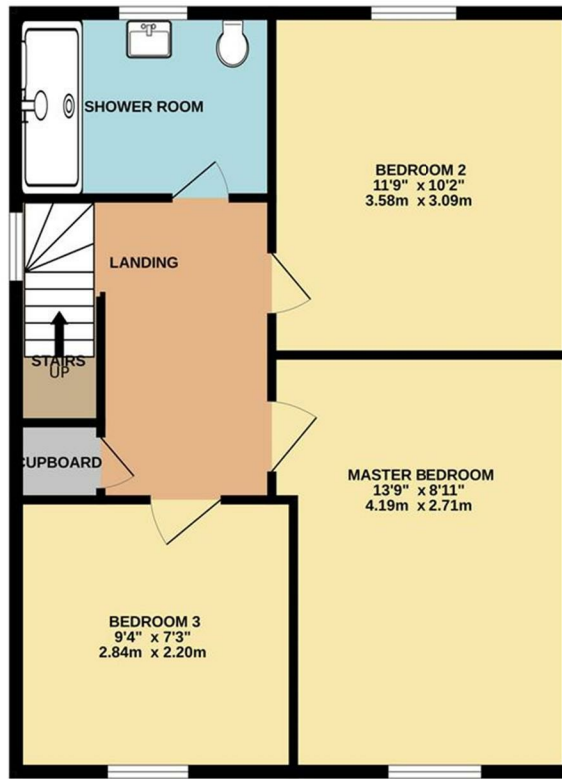
- None that the vendor is aware of



GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.

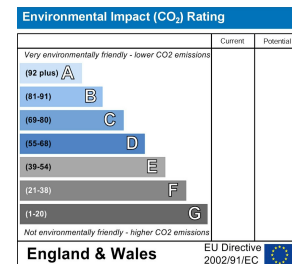
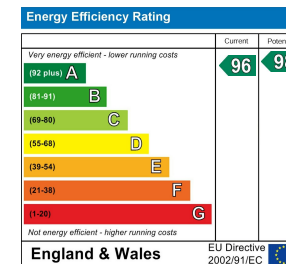


1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.8 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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