



Munnings Close
Newmarket, CB8 0GT
50% Shared Ownership £132,500

Munnings Close, Newmarket, CB8 0GT

50% SHARED OWNERSHIP

A modern end of terrace property nestling at the end a quiet cul-de-sac and positioned on a sizeable corner plot.

Well presented, this property offers generous size rooms throughout and boasts sitting room, kitchen/dining room, cloakroom, two double bedrooms and bathroom.

Externally the property offers lovely gardens, extensive patio area and allocated parking.

No chain.

EPC (C)

Council Tax B (West Suffolk)

Accommodation Details:

With storm canopy and double glazed entrance door leading through to the:

Sitting Room 14'5" x 14'9" (4.40 x 4.51)

Spacious sitting room with TV connection point, staircase rising to the first floor, radiator and windows to the front and side aspect.

Inner Hallway

Leading through to the:

Kitchen/Diner 10'6" max x 14'9" (3.21 max x 4.51)

Fitted with a range of matching eye and base level storage units with working surfaces over, tiled splashback areas, inset single bowl stainless steel sink and drainer with mixer tap over, integrated oven and gas burner hob with extractor hood above, space for a fridge/freezer, dishwasher and washing machine. Wall mounted boiler, ample space for a dining table and chairs, storage cupboard, radiator, windows to the rear and side aspect and external door leading out to the rear garden.

Cloakroom

Low level WC, pedestal hand basin and obscured window to the side aspect.

Landing

With access to the airing cupboard.

Bedroom 1 10'2" max x 13'1", 16'7'3" (3.10 max x 4.51)

Double bedroom with radiator and dual aspect windows to the front.

Bedroom 2 8'6" x 14'9" (2.60 x 4.51)

Double bedroom with radiator and dual aspect windows to the rear.

Bathroom

Three piece white bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower, part tiled walls, radiator and obscured window to the side aspect.

Outside - Front

Laid shingle frontage with pathway leading up to the entrance door. Allocated parking.

Outside - Rear

Generous laid to lawn garden area with a separate paved patio seating area.

Agent Notes

For Sale is a 50% share of the property for £132,500.00 with an additional monthly charge of £367.44.

PROPERTY INFORMATION:

EPC - C

Tenure - Leasehold

Council Tax Band - B (West Suffolk)

Property Type - End Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 75 SQM

Parking - Allocated Parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast

available, 1000Mbps download,

220Mbps upload

Mobile Signal/Coverage - Ofcom

advise likely on certain networks

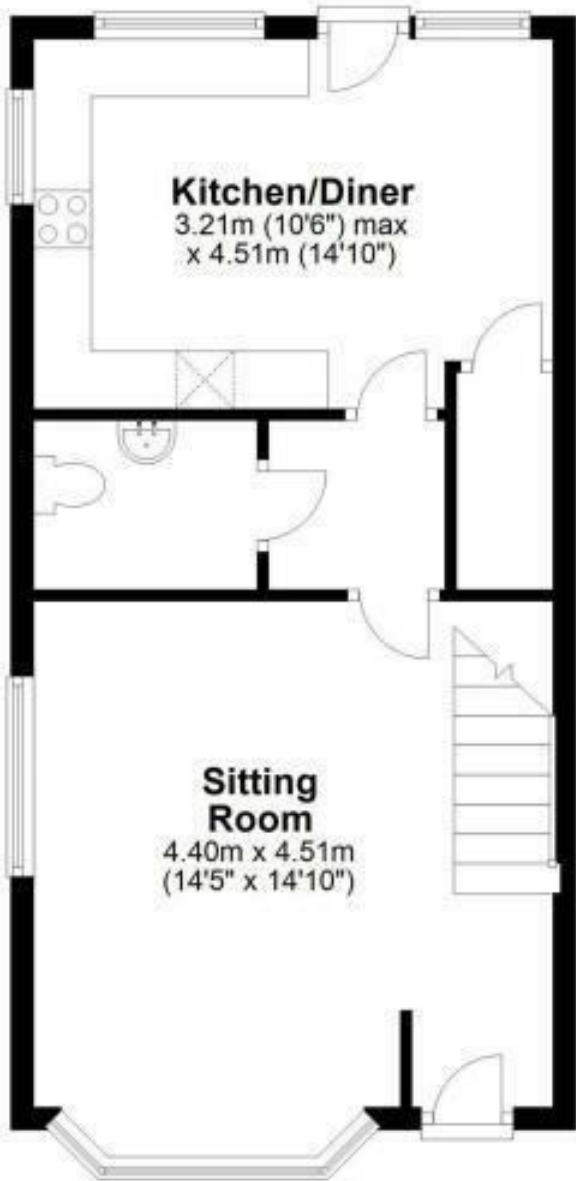
Rights of Way, Easements, Covenants

- None that the vendor is aware of



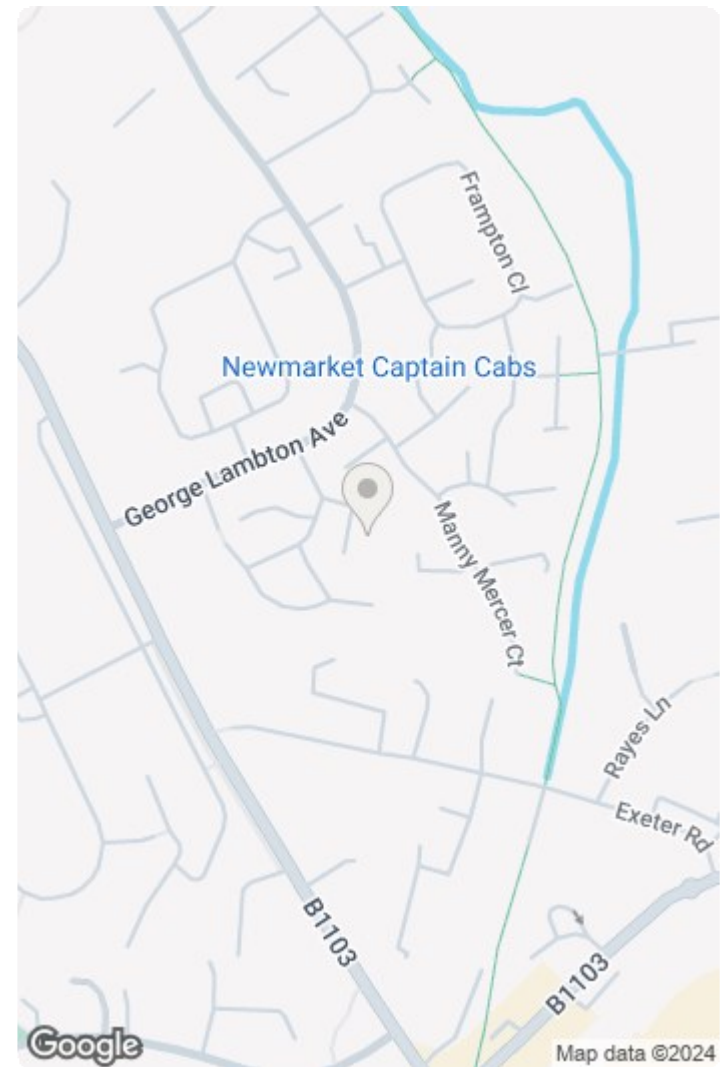
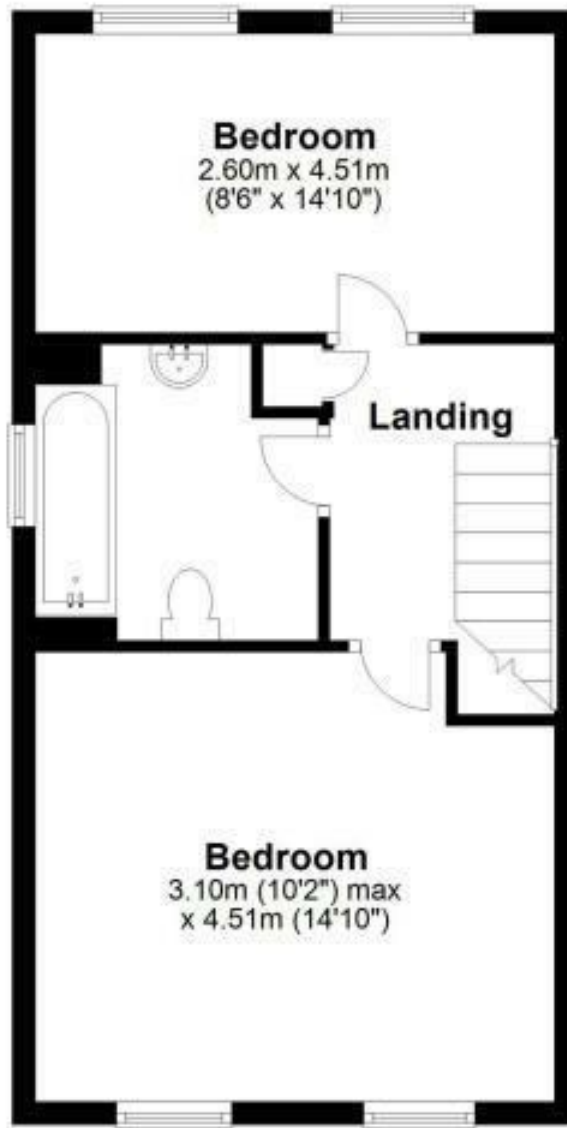
Ground Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 84.9 sq. metres (914.0 sq. feet)

Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs	A	77	87	Very environmentally friendly - lower CO ₂ emissions	A		
B				B			
C				C			
D				D			
E				E			
F				F			
G				G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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