



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



## Vincent Close, Newmarket, Suffolk CB8 7AN

A detached bungalow nestling on the edge of this established development and offering well presented accommodation throughout.

Boasting light and airy rooms throughout the property benefits from an open plan living room/kitchen, master bedroom with built-in wardrobes and bathroom. Benefiting from gas fired central heating.

Externally benefitting from off road parking/driveway to the front.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

- **Detached Bungalow**
- **1 Bedroom**

- **Well Presented**
- **Off Road Parking**

- **Established Area**
- **No Onward Chain**

### Accommodation Details

Part glazed door leading through to:

#### Entrance Porch

With tiled flooring, door leading through to:

#### Lounge 14'0" x 12'3" (4.27m x 3.73m)

Dual aspect room with windows to the front and side aspects, fireplace to side housing electric fire, radiator, leading through to:

#### Kitchen 12'3" x 8'4" (3.73m x 2.54m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, tiled splashbacks, built in double oven, separate electric hob with extractor hood over, built in fridge/freezer, built in dishwasher, space and plumbing for washing machine, built in cupboard, window to the front aspect.

#### Bedroom 10'11" x 8'4" (3.33m x 2.54m)

With French style doors leading to the rear garden, built in wardrobes, radiator.

#### Bathroom

Suite comprising panel bath, wash hand basin and low level WC, part tiled walls, tiled flooring, radiator, window with obscured glass to the rear aspect.

#### Outside - Front

Frontage part laid to shingle and part lawn, parking space for 2/3 vehicles, pathway leading to:

#### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with gated rear access and block paved pathway.

#### Property Information:

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Meters - 54 SQM

Parking – Off-Road Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 142Mbps download, 20Mbps upload

Mobile Signal/Coverage – Ofcom advise limited on all networks

Rights of Way, Easements, Covenants

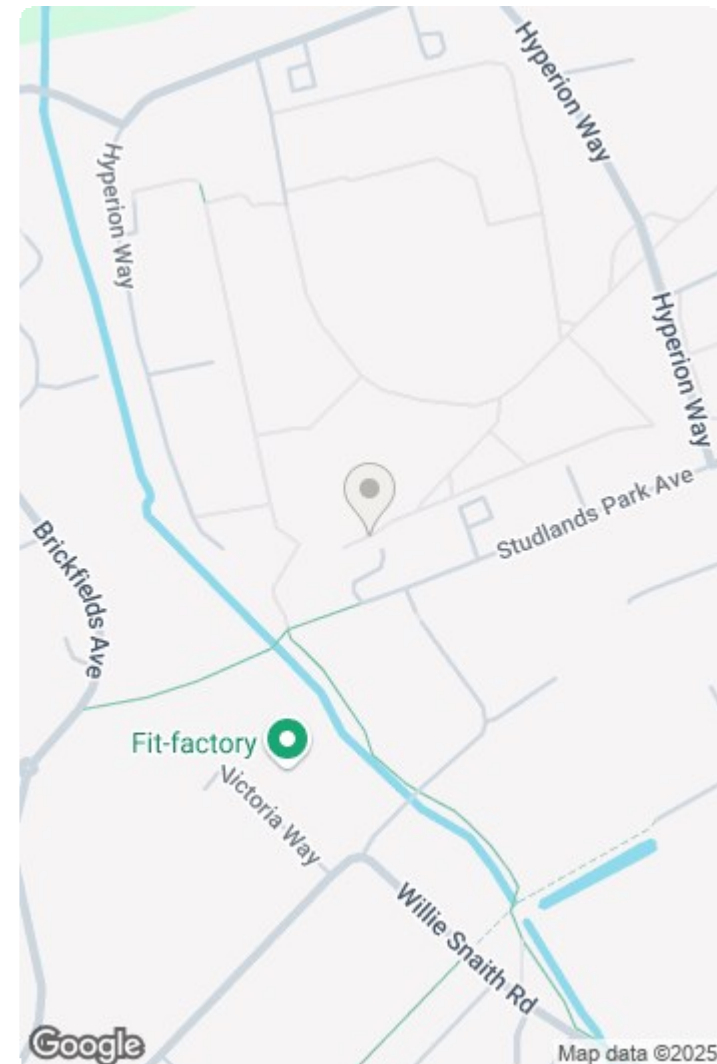
– None that the vendor is aware of

Location – What 3 Words - upsetting.starts.hosts



# GROUND FLOOR

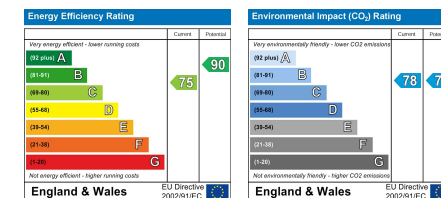
478 sq. ft. (44.4 sq. m.) approx.



TOTAL FLOOR AREA: 478 sq. ft. (44.4 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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