



Heasman Close, Newmarket CB8 0GR

Guide Price £250,000

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This well presented, 2 bedroom terraced home is situated in a quite location within this popular, cul-de-sac location close to the town centre.

Offering entrance hall, sitting room, kitchen/dining room to the ground floor and 2 bedrooms with bathroom to the first floor. Externally the property benefits from an enclosed garden and allocated parking.

For sale with the added benefit of NO CHAIN

Entrance Hall

With half glazed door to front and door to living room. Radiator. Stairs to first floor.

Living Room 14'7" x 9'9" (4.46m x 2.98m)

Spacious, well presented living room with window overlooking front aspect. Feature fireplace with stone and white surround with mantel. Radiators. Understairs cupboard. Door to entrance hall. Glazed double doors to kitchen/dining room.

Kitchen/Dining Room 12'10" x 9'1" (3.93m x 2.79m)

Modern kitchen with range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with gas hob and extractor above. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Tiled splashbacks to working areas. Parquet wood effect flooring. Window overlooking rear garden. French doors to patio area and rear garden. Glazed double doors to living room

Landing

Doors to all bedrooms and bathroom. Radiator. Stairs to ground floor.

Bedroom 1 10'7" x 9'8" (3.23m x 2.96m)

Spacious bedroom with built-in wardrobes. Window to front aspect. Radiator. Door to airing cupboard. Door to landing.

Bedroom 2 11'3" x 7'10" (3.43m x 2.41m)

Well proportioned room with window to rear aspect. Radiator. Door to landing.

Bathroom

White suite comprising low level W.C., pedestal handbasin and panelled bath with shower over. Radiator. Obscured window. Door to landing.

Outside - Front

Hardstanding area providing parking. Pathway leading to front door with storm porch over.

Outside - Rear

Private courtyard style garden with

patio area to the rear. Mainly laid to gravel with central pathway and some mature planting to edges. Lean to green house. Access gate to the rear. French doors leading to kitchen/dining room.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Mid-Terrace House

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 58 SQM

Parking – Tbc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

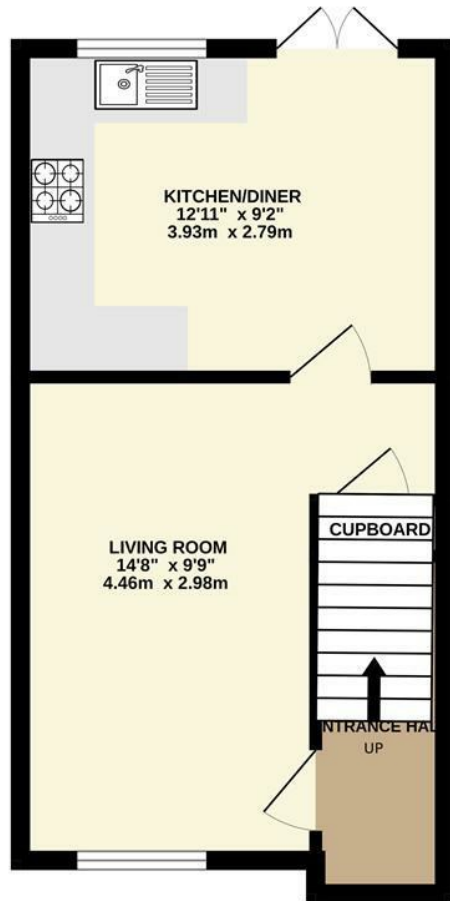
Broadband Type – Ultrafast
available, 1800Mbps download,
220Mbps upload

Mobile Signal/Coverage – Ofcom
advise likely on all networks

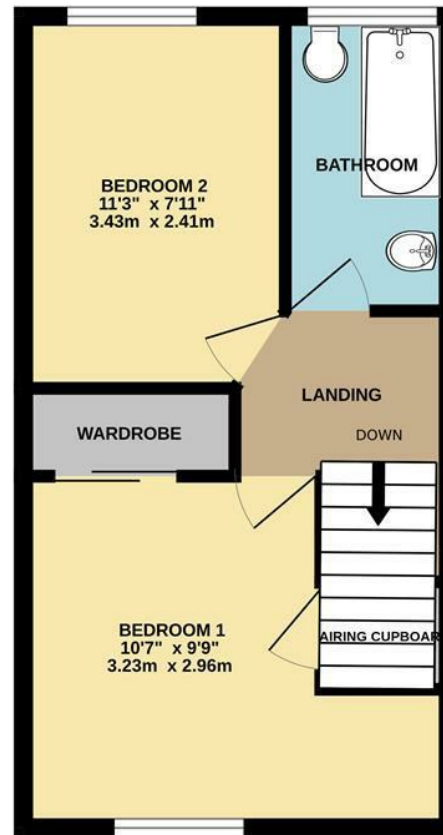
Rights of Way, Easements, Covenants
– None that the vendor is aware of



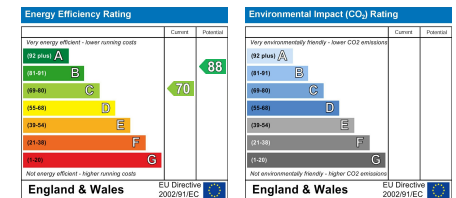
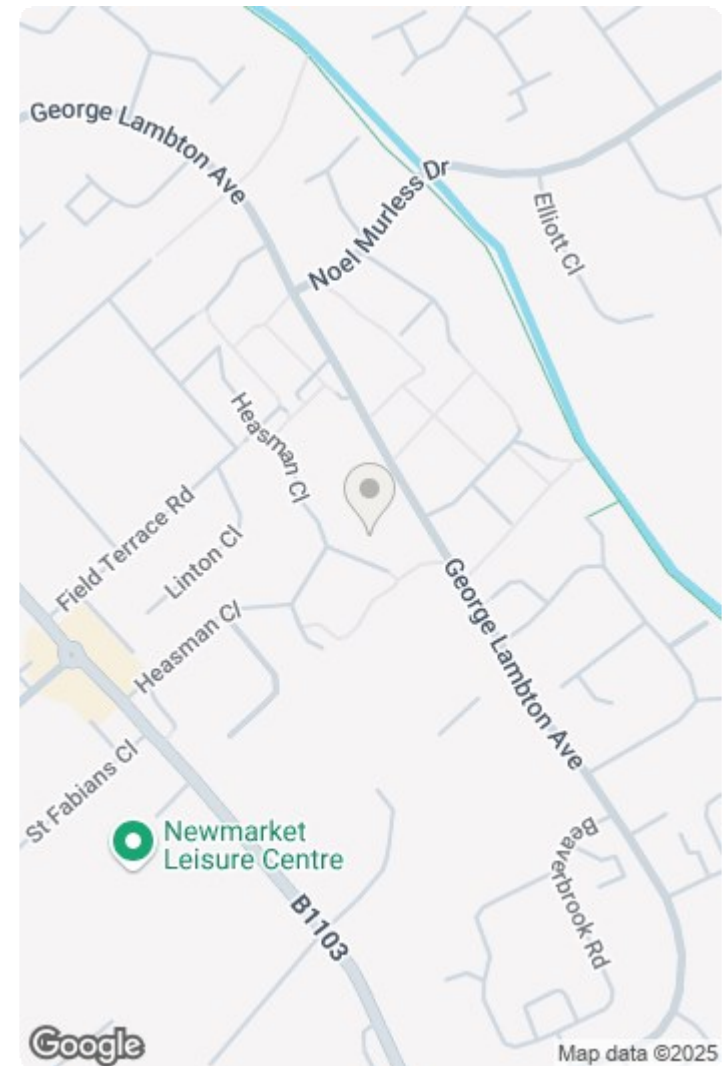
GROUND FLOOR



1ST FLOOR



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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