



**Vincent Close,  
Newmarket, CB8 7AN  
Guide Price £220,000**



**Vincent Close, Newmarket, CB8 7AN**

**A modern end of terrace bungalow set on the fringes of this popular development and within close proximity of Cambridge and the A14.**

**Requiring a little updating, this property offers sitting room/dining room, kitchen/breakfast room, two good size bedrooms and a family bathroom. Benefiting from gas fired heating and double glazing.**

**Externally the property offers a fully enclosed garden and garage en-bloc.**

**About Newmarket:**

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

**Entrance Hall**

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

**Living Room**

**18'11" x 11'8"**

Good sized living room with TV connection point, radiator, window to the rear aspect, sliding door and external door out to the rear garden.

**Kitchen**

**10'11" x 9'6"**

Fitted with eye and base level storage units and working surfaces over, inset stainless steel sink and drainer with hot and cold tap over, tiled splashback areas, space for a gas oven and washing machine.

**Bedroom 1**

**12'10" x 11'8"**

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

**Bedroom 2**

**10'11" x 9'2"**

Double bedroom with radiator and window to the front aspect.

**Bathroom**

**7'9" x 7'3"**

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 - Rear**

Enclosed garden mostly laid to shingle with paved patio seating area, timber built garden shed and side pedestrian gate.

**Outside - Front**

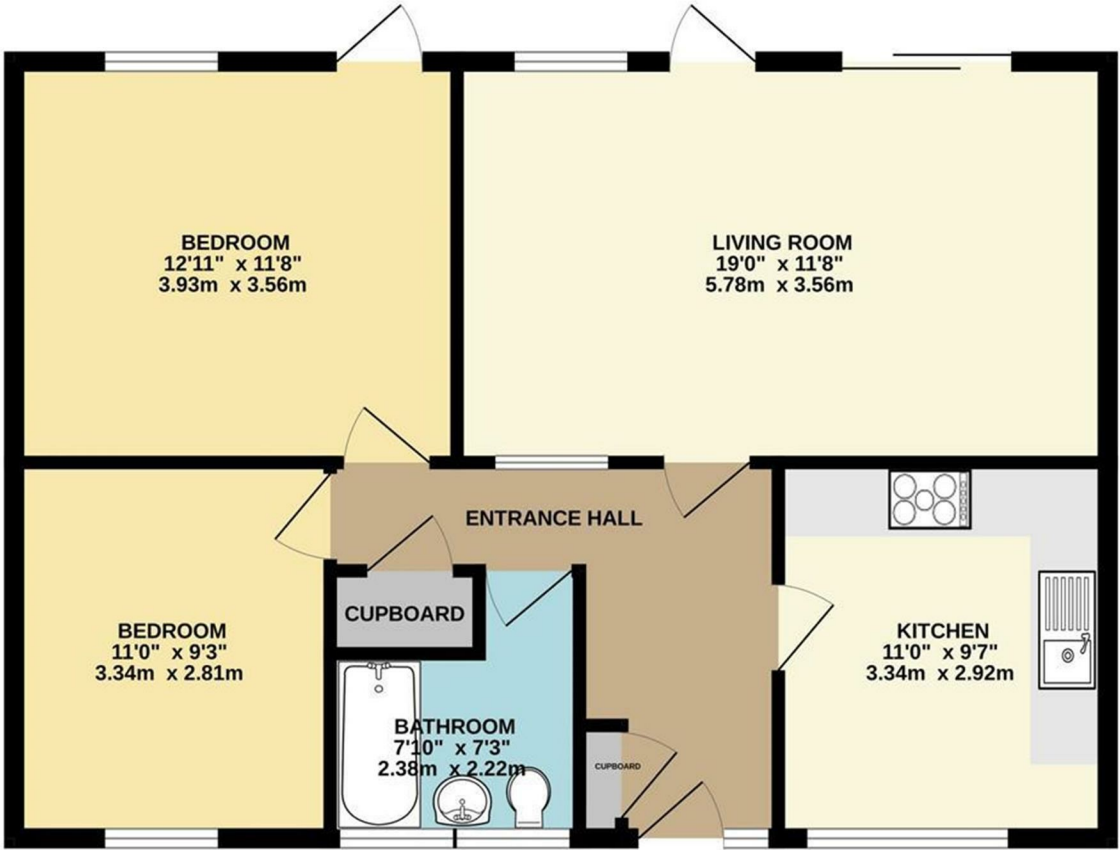
Laid to shingle frontage with pathway leading up to the front entrance.

**Property Information:**

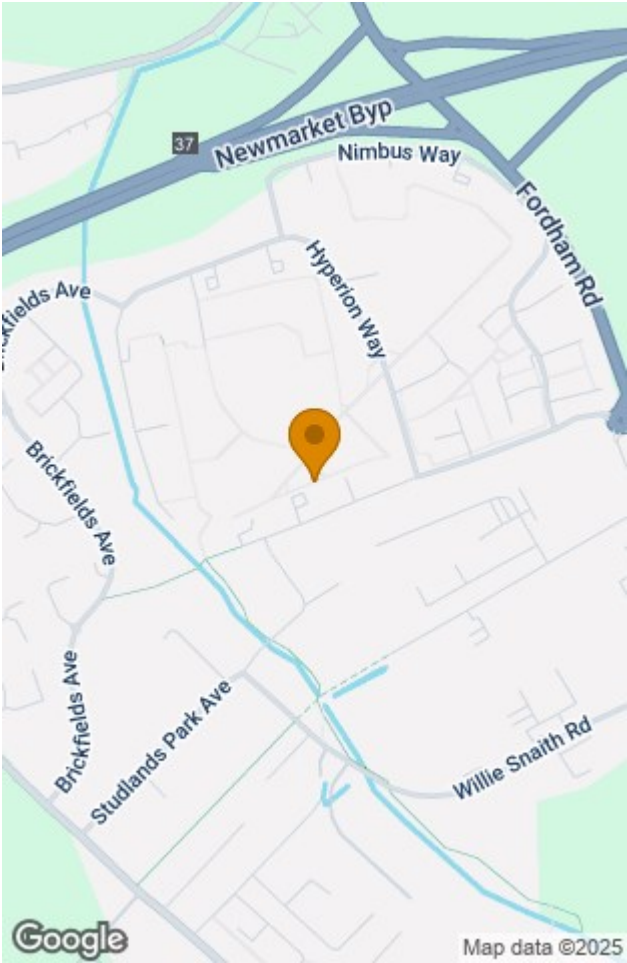
- Maintenance fee - N/A
- EPC - C
- Tenure - Freehold
- Council Tax Band - B (West Suffolk)
- Property Type - End-terraced Bungalow
- Property Construction – Standard
- Number & Types of Room – Please refer to the floorplan
- Square Meters - 65 SQM
- Parking – Garage En Bloc
- Electric Supply - Mains
- Water Supply – Mains
- Sewerage - Mains
- Heating sources - Gas
- Broadband Connected - TBC
- Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
- Mobile Signal/Coverage – Limited/Likely
- 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		87	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	72		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

