



Pinza Close, Newmarket CB8 7AR

Guide Price £235,000

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A superb semi-detached family home set with some lovely views to side overlooking an open field and offered for sale with no onward chain.

Offering light and airy accommodation throughout, this property enjoys accommodation to include entrance hall, refitted kitchen, living room/dining room, two good size bedrooms and bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed courtyard style rear garden and garage en-bloc.

Entrance Hall

With doors leading to kitchen, living/dining room and understairs cupboard. Attractively tiled flooring. Radiator. Stairs to first floor.

Kitchen 9'3" x 8'7" (2.82m x 2.63m)

Modern kitchen with range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated eye level oven and microwave. Inset electric hob. Space for fridge/freezer. Space and plumbing for washing machine. Attractively tiled splashbacks. Tiled flooring. Radiator. Window overlooking front aspect. Door to entrance hall.

Living/Dining Room 15'7" x 11'5" (4.76m x 3.49m)

Well presented, spacious room with wood effect flooring. Frosted window overlooking side aspect. French doors leading to rear garden. Radiator. Door to entrance hall.

Landing

With doors leading to all bedrooms and bathroom. Stairs to ground floor.

Bedroom 1 15'2" x 8'6" (4.64m x 2.60m)

Spacious double bedroom with window overlooking rear aspect. Radiator. Door to landing.

Bedroom 2 11'6" x 6'10" (3.52m x 2.09m)

Well proportioned bedroom with window overlooking side aspect with views across the green. Built-in storage cupboard. Radiator. Door to landing.

Bathroom 8'6" x 5'5" (2.60m x 1.67m)

White suite comprising low level W.C., pedestal hand basin with mixer tap over and panelled bath with wall mounted shower over. Ladder style radiator. Attractively tiled throughout. Obscured window. Door to landing.

Outside - Front

Wall and picket fence to boundary. Slate chipping beds with central pathway leading to front door with storm porch over.

Outside - Rear

Courtyard garden with rear access gate. French doors to living/dining room.

Garage 16'9" x 8'3" (5.11m x 2.52m)

Garage en-bloc. Up and over door.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

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 - 62 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 – Ofcom advise likely on all networks

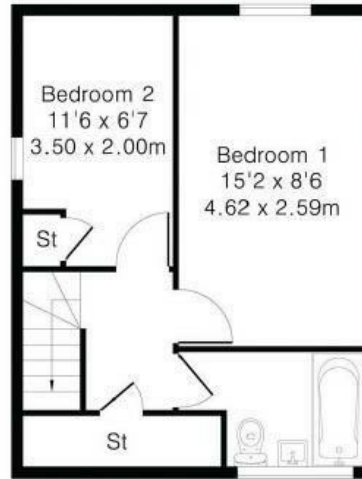
Rights of Way, Easements, Covenants – None that the vendor is aware of



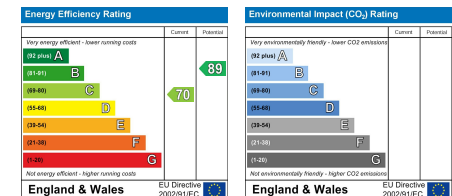
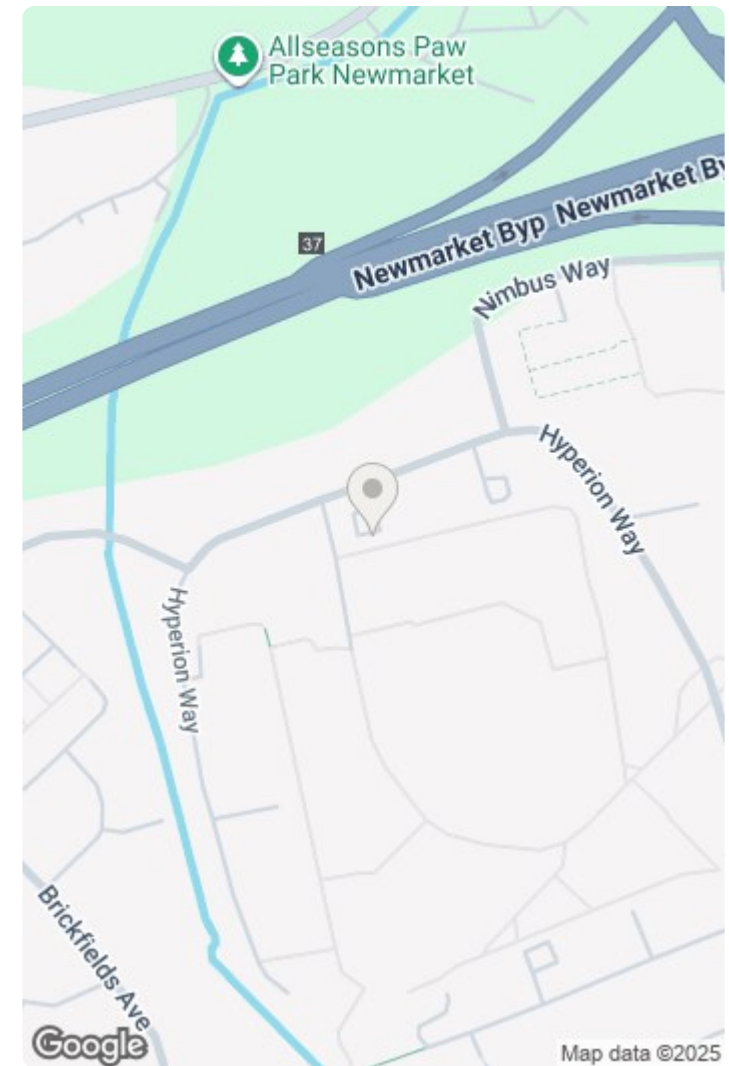
Approximate Gross Internal Area 648 sq ft – 60 sq m
 Ground Floor Area 324 sq ft – 30 sq m
 First Floor Area 324 sq ft – 30 sq m



Ground Floor



First Floor



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