



Corsican Pine Close, Newmarket, CB8 0DZ

CHEFFINS

Corsican Pine Close

Newmarket,
CB8 0DZ

- Mid Terraced Property
- 2 Bedrooms
- First Floor Bathroom
- Allocated Parking Space
- Views to the rear over Allotments
- NO CHAIN

A 2 bedroom modern mid terraced property requiring updating and improvement with views to the rear over allotments. The property is offered with NO CHAIN and features include a living room, kitchen/breakfast room, 2 bedrooms and a first floor bathroom. Further benefits are the enclosed rear garden and an allocated parking space.



Guide Price £230,000





LOCATION

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

LIVING ROOM

with entrance door, stairs leading to the first floor.

KITCHEN/BREAKFAST ROOM

with a range of wall and base units with electric oven and 4 ring gas hob with extractor hood over, wall mounted gas boiler, sink with mixer tap, space and plumbing for appliances, patio doors leading onto the rear garden.

FIRST FLOOR**LANDING****BEDROOM 1**

with access to the loft space, fitted wardrobe, airing cupboard.

BEDROOM 2**BATHROOM**

with a pedestal wash hand basin, low level WC, 'P' shaped bath with shower over.

OUTSIDE

To the front of the property is a garden area mainly laid to lawn and to the side is a parking area with an allocated space.

To the rear of the property is an enclosed garden by timber fencing and a patio area.

Sales Agents Notes

Tenure - Freehold

Council Tax Band - B

Property Type - Mid Terraced House

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 538.19

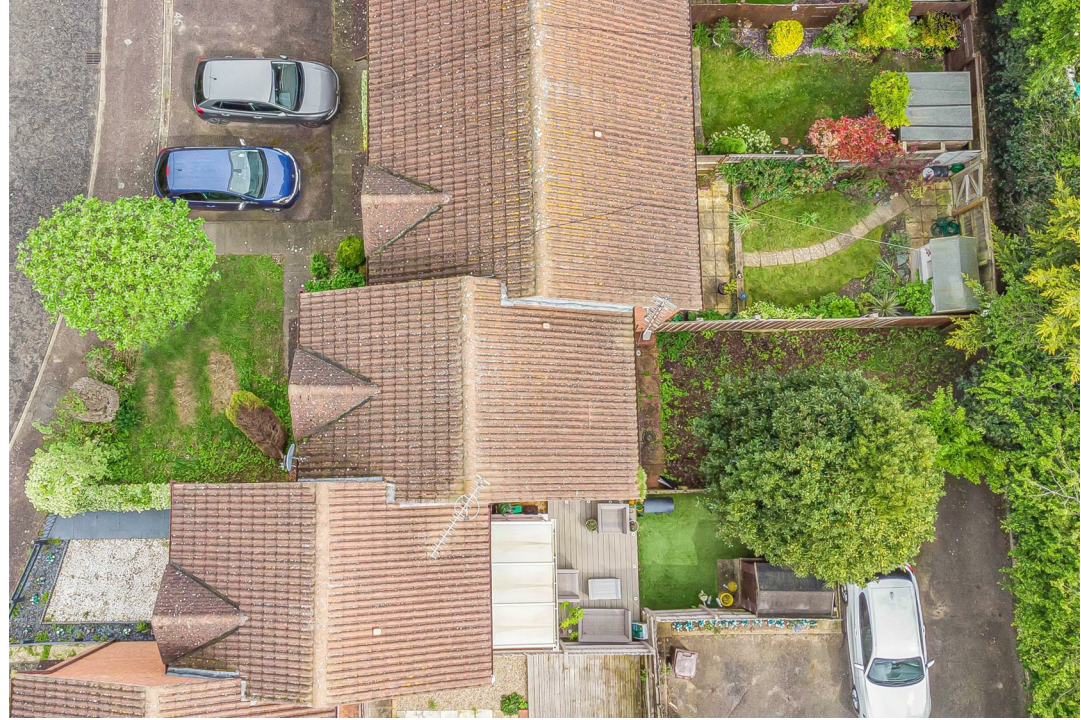
Parking - 1 Allocated Space to the side of the property.

Heating sources - Gas central heating

Rights of Way - The pathway to the front of the property is shared and partly owned by the adjoining properties.

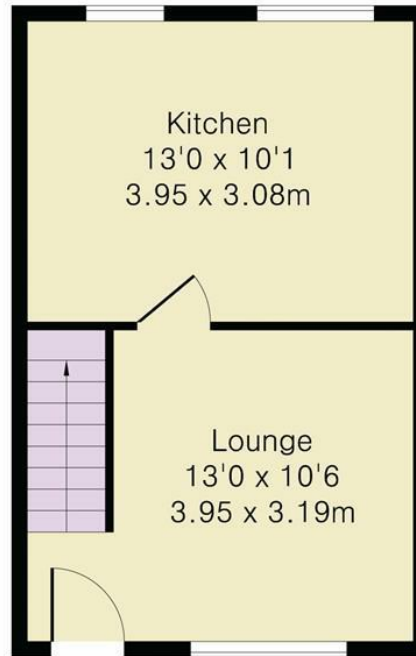
For more information on this property, please refer to the Material Information Brochure on our website.



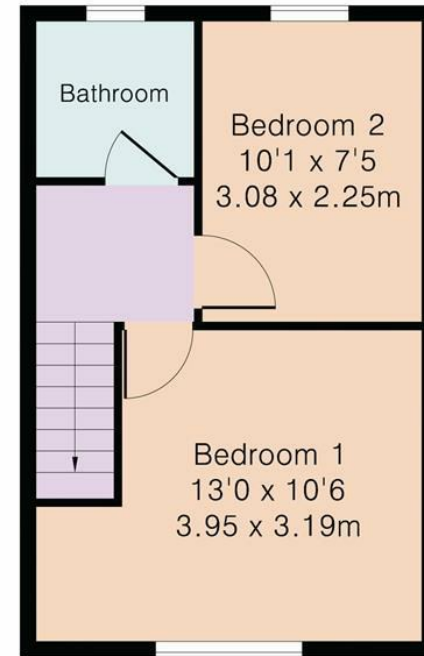




Approximate Gross Internal Area 540 sq ft – 50 sq m
 Ground Floor Area 270 sq ft – 25 sq m
 First Floor Area 270 sq ft – 25 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 Local Authority – West Suffolk



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.