



Pinza Close, Newmarket, CB8 7AR

**CHEFFINS**



## Pinza Close

Newmarket,  
CB8 7AR

- Detached House
- Open Plan Living
- 2 Bedrooms
- First Floor Bathroom
- Enclosed Rear Garden
- Overlooking an Open Green
- Garage in nearby Block

A beautifully presented 2 bedroom detached house attractively situated with views over an open green. The property has been fully renovated by the current owners and benefits from an open plan living area with log burning stove and a modern fitted kitchen, a study overlooking the garden and 2 bedrooms and a bathroom on the first floor. Additional features include gas central heating, uPVC double glazing, an enclosed garden and a garage in a block nearby. Viewing Recommended.

2 1 1

**Guide Price £270,000**







## 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.

**OPEN PLAN KITCHEN**

with a refitted modern kitchen comprising a range of wall and base units, work surfaces and upstands, butler style sink, shelving with spotlights, built-in eye level Lamona double oven, built-in fridge/freezer, centre island breakfast bar with induction hob and built-in extractor, front entrance door, stairs to first floor, under stairs storage cupboard, 2 windows to the front aspect.

**OPEN PLAN LIVING/DINING AREA**

with feature panelled walls, log burner with tiled surround and a window to the rear aspect.

**SNUG**

with windows to the side aspect, French doors opening onto the garden.

**FIRST FLOOR****LANDING**

with a high level window to the side aspect and a large airing cupboard housing the boiler.

**BEDROOM 1**

with built-in wardrobes and over head storage, window to the side aspect.

**BEDROOM 2**

with a window to the rear aspect overlooking the open green.

**BATHROOM**

with refitted modern suite comprising a low level WC, wall mounted hand wash basin, large walk-in shower cubicle, heated towel rail, high level window to the side aspect.

**OUTSIDE**

The garden is mainly laid to lawn with a paved patio area, timber shed, sleeper borders with flower and shrubs and side gate access. To the rear is a further seating area laid to shingle with log store.

The front of the property is laid to paving and enclosed by timber fencing and gated access.

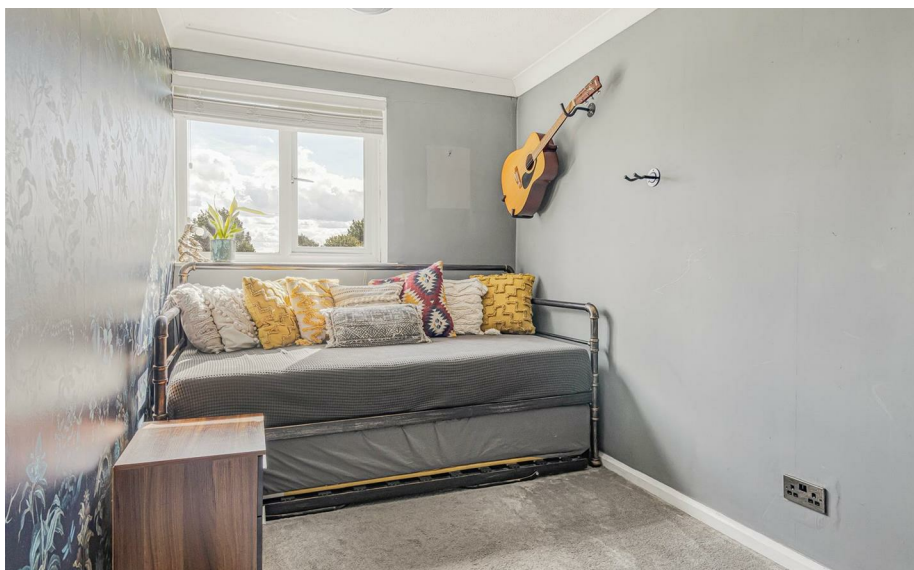
**GARAGE**

Located in nearby block with a shared parking area.


**SALES AGENTS NOTES**

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £270,000  
 Tenure - Freehold  
 Council Tax Band - B  
 Local Authority - West Suffolk





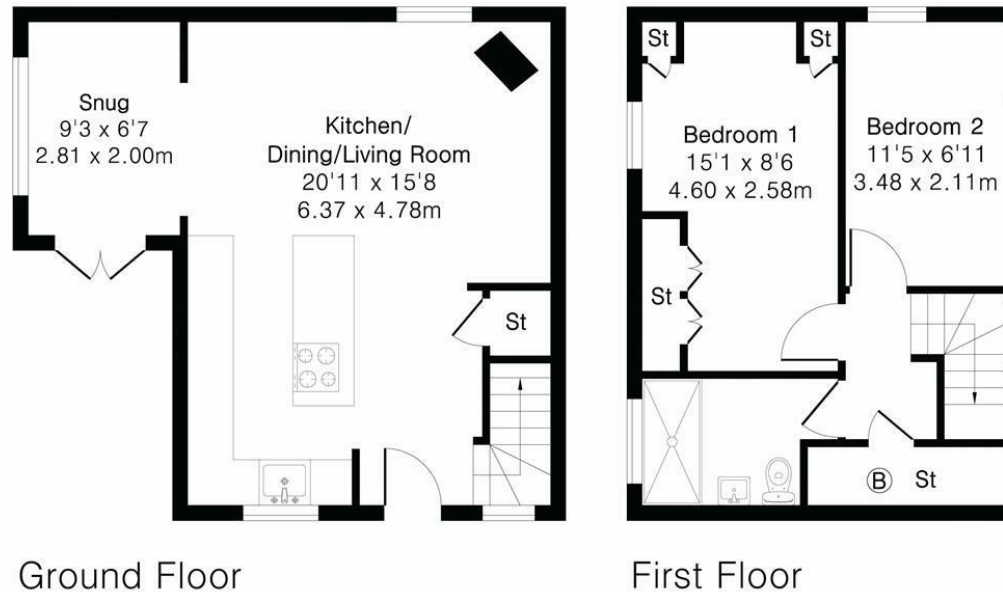




## Approximate Gross Internal Area 719 sq ft - 66 sq m

Ground Floor Area 391 sq ft – 36 sq m

First Floor Area 328 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.


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