

Pinza Close,,
Newmarket, Suffolk CB8 7AR
Offers In Excess Of £215,000

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Pinza Close,, Newmarket, Suffolk CB8 7AR

An attractive extended terraced home, ideally positioned within this popular residential development in Newmarket.

The property offers well-proportioned accommodation arranged to provide a spacious open-plan living and dining area, together with a fitted kitchen, two bedrooms and a shower room.

To the rear, the mature and fully enclosed garden provides a pleasant outdoor space, featuring a patio area ideal for entertaining, established planting and a rear access gate. The property also benefits from a garage en bloc.

An excellent opportunity for first-time buyers, this well-positioned home offers comfortable accommodation with further potential and is well worth viewing to fully appreciate what it has to offer.

Kitchen
Fitted with a range of eye and base level units with worktop over. Porcelain sink with mixer tap over. Space for white goods, Window to front aspect.

Living Space
11'5" x 15'8"
Open plan living space with a window and door to rear aspect.

Dining room
9'9" x 5'10"
Windows to side and rear aspect.

Bedroom 1
15'3" x 8'5"
Window to rear aspect.

Bedroom 2
11'6" x 6'10"
Window to rear aspect.

Bathroom
Suite comprising of a shower cubicle, WC and vanity sink unit with storage. Window to front aspect.

Outside Front
Enclosed front garden laid to patio with mature shrubberies.

Outside Rear
Fully enclosed garden laid to patio boarded with mature plants and shrubberies.

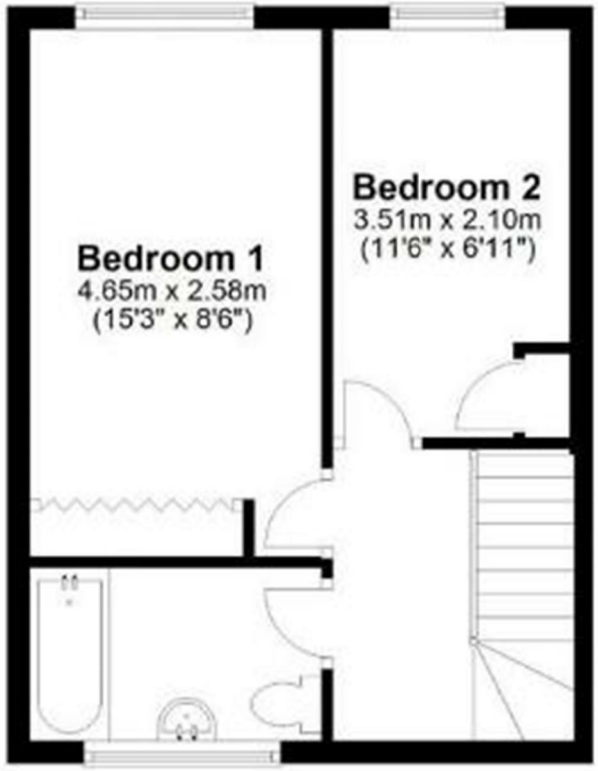
Property Details
EPC - C
Tenure - Leasehold
Council Tax Band - B (West Suffolk)
Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - yes
Broadband Type – Ultrafast available, Max 1000Mbps download, 50Mbps upload
Mobile Signal/Coverage – Good
Rights of Way, Easements, Covenants – None that the vendor is aware of.

Location
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.

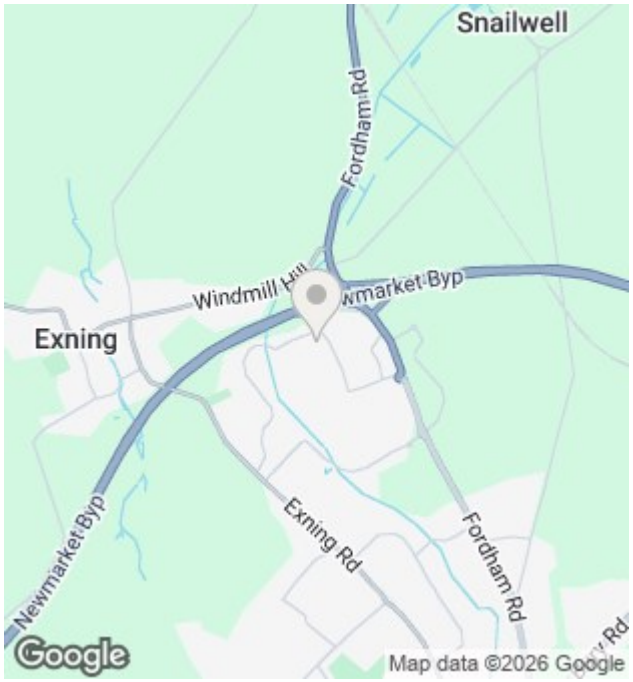
Ground Floor

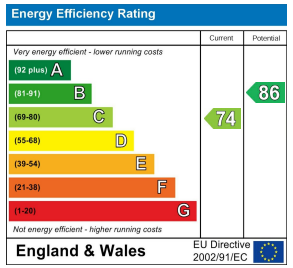


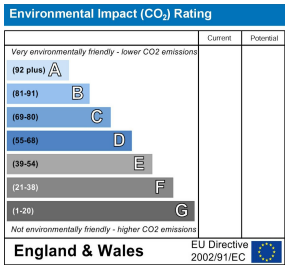
First Floor



- **Open-Plan Living**
- **Fitted Kitchen**
- **Fully Enclosed Garden**
- **Excellent First Time Purchase**







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