18, Vincent Close
Newmarket, CB8 7AN
£205,000

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18, Vincent Close, Newmarket, CB8 7AN

A modern semi-detached bungalow standing on the edge of this popular development and located on the outskirts of this famous horseracing town.

Boasting accommodation to include entrance hall, kitchen/breakfast room, living room/dining room, two good size bedrooms, conservatory, bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed garden and garage facilities.

Entrance Hallway
With door leading to all rooms. Storage cupboard. Airing cupboard.

Kitchen 10'9" x 9'4" (3.29m x 2.86m)
Fitted with a range of matching eye and base level storage with work top surfaces over. Stainless steel sink with mixer tap over. Integrated oven with hob and extractor over. Splashbacks. Space and plumbing for washing machine. Windows to front and side aspects.

Living Room 18'10" x x 11'10" (5.76m x x 3.61m)
With windows to rear aspect. Radiator and door through to:

Conservatory
With double doors opening into rear garden.

Bedroom 1 12'11" x 11'10" (3.94m x 3.61m)
With fitted wardrobes, radiator and window to rear aspect.

Bedroom 2 10'9" x 9'7" (3.29m x 2.94m)
With window to font aspect. Radiator.

Bathroom 7'4" x 7'3" (2.26m x 2.21m)
Three piece suite fitted with a low level WC, pedestal wash hand basin, Bath with shower over.

Outside - Front
Walled front gravelled garden with pathway leading to front door.

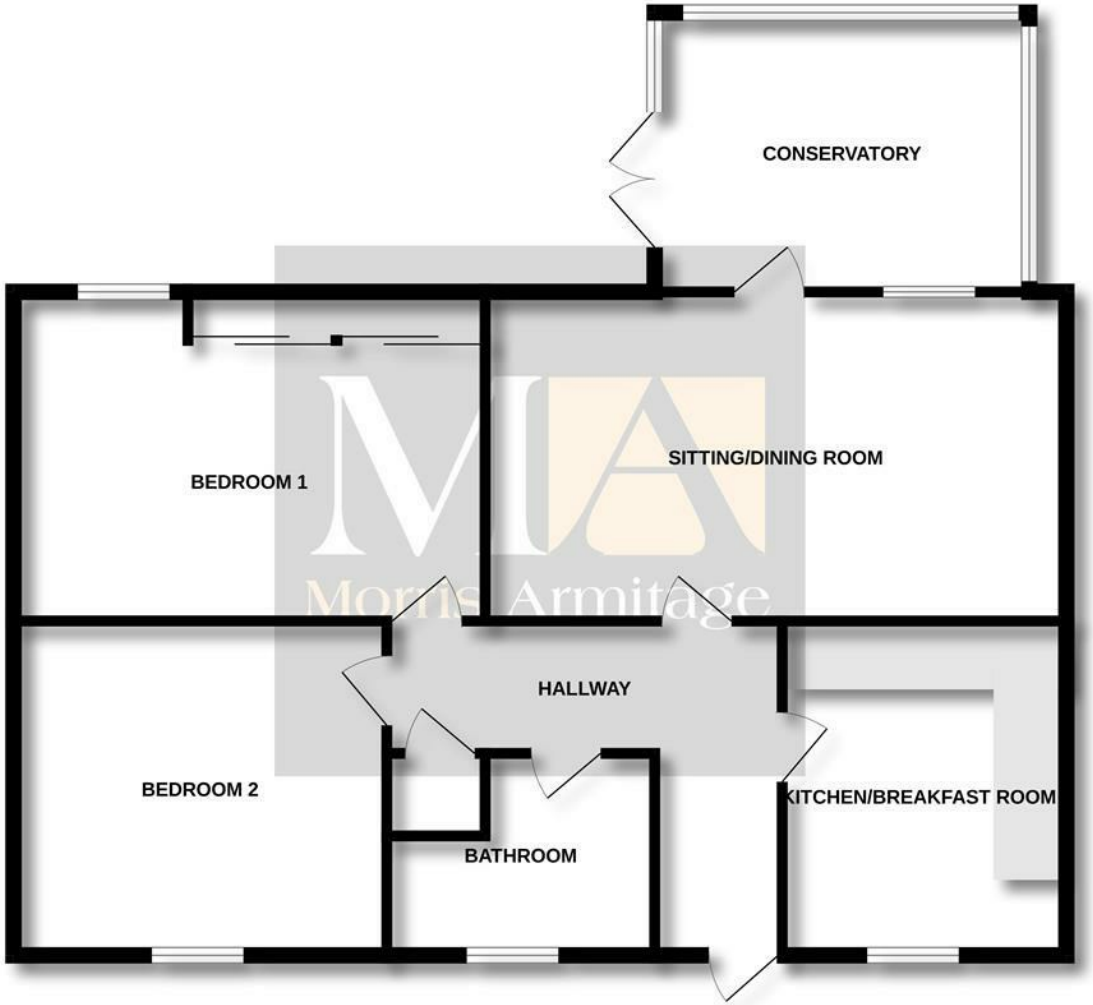
Outside - Rear
Mainly laid to lawn, paved patio area.

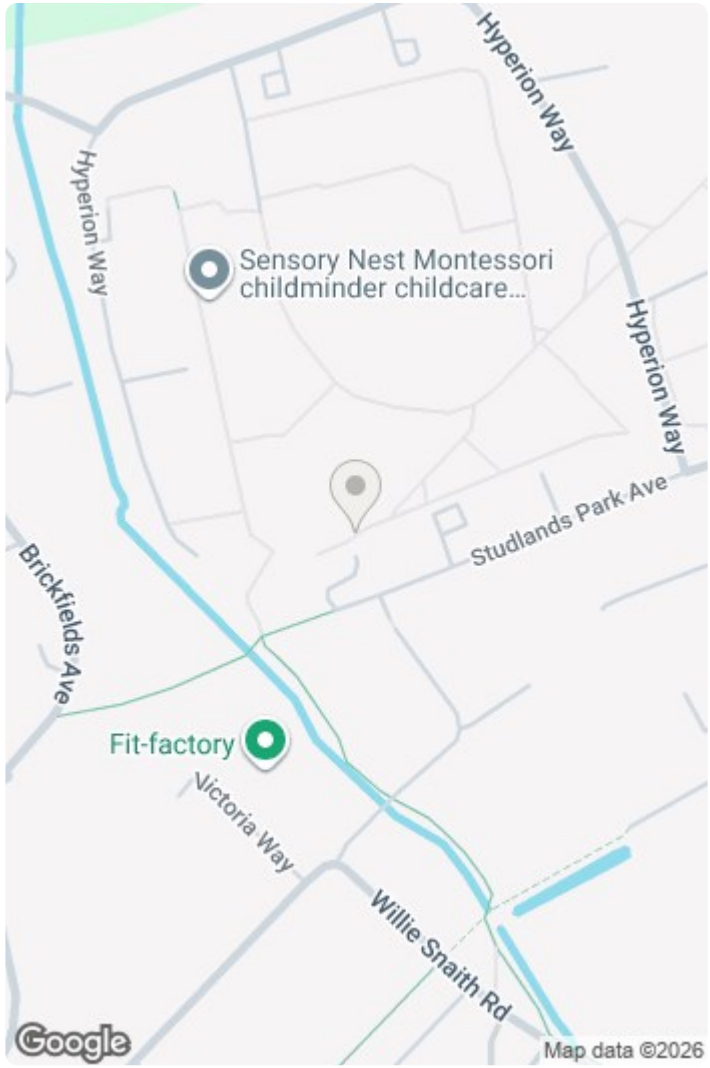
Garage
Garage en bloc

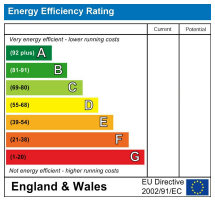
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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 15 miles from Bury St Edmunds, and roughly 40 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.

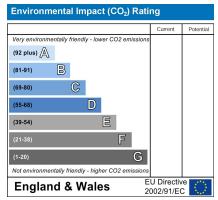
Property Information
EPC - C
Tenure - Freehold
Council Tax Band - B
Property Type - Semi-Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 69 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR









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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