



Vincent Close, Newmarket

Pocock + Shaw

20 Vincent Close
Newmarket
Suffolk
CB8 7AN

A much improved and extended modern two bedroom semi detached house set on the edge of a popular residential area to the north of the town centre.

No onward chain

Guide Price £235,000



Newmarket is renowned as the British Headquarters of horse racing offering an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

The Property Situated on the edge of this popular residential development this semi detached two bedroom house offers much improved well presented accommodation. The house benefits from a very useful front porch, conservatory to the rear, an enclosed rear garden and a garage situated right next door to the house (most properties in this development have garages in nearby garage blocks). Benefiting from a gas fired heating system and double glazed windows in detail the accommodation includes.

Porch With uPVC double glazed windows to the front and side aspect, uPVC entrance door, door to:

Entrance Hall With a window to the front, stairs to the first floor and an under stair storage cupboard.

Sitting/Dining Room 4.73m (15'6") x 3.49m (11'5")
With a window to the rear, radiator, uPVC double glazed double doors to garden, door to:

Conservatory 3.05m (10') x 2.17m (7'1")
With uPVC double glazed windows to the side and rear, double glazed double door to garden.

Kitchen 2.75m (9') x 2.54m (8'4")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for a washing machine, space for fridge/freezer, electric point for a cooker with extractor hood over, uPVC double glazed window to front aspect, radiator.

Landing Generous airing cupboard with wall mounted gas fired combination boiler serving the hot water and heating systems. Loft hatch.

Bedroom 1 4.63m (15'2") x 2.54m (8'4")
With a uPVC double glazed window to rear aspect, radiator.

Bedroom 2 3.49m (11'5") x 2.09m (6'10")
With a uPVC double glazed window to rear aspect, radiator, built in wardrobe.

Bathroom Fitted with three piece suite comprising of a bath with shower over and glass screen, wash hand basin with cupboard under and tiled surround, low-level WC, extractor fan, high level uPVC double glazed window to the front, radiator, recessed ceiling spotlights.

Outside

Garage With an up and over door. The garage is located right next door to the property which is considered a real advantage over other similar properties on the development. Most properties have garages located in nearby garage blocks.

Garden The property has a front garden, laid to lawn with path to the front door. The enclosed rear garden is again laid to lawn with screen fencing, patio area, gate to the side, timber garden shed.

Important information

The property is freehold with a land registered title.
Local Authority, West Suffolk
Council Tax Band: B Annual Price:£1,745
EPC Rating: C
The property is not in a conservation Area

The property is in a very low flood risk area.
Floor Area
656 ft² / 61 m²

Mobile coverage
EE, Vodafone, Three, O2 with service.



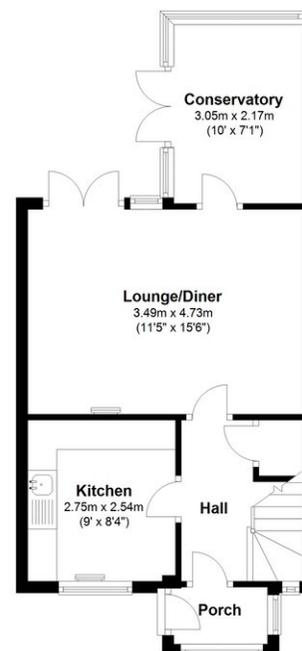
Broadband
Basic, 7 Mbps - Superfast, 80 Mbps - Ultrafast, 1800 Mbps

Satellite / Fibre TV Availability
BT, Sky and Virgin available.

Services Mains water, gas, drainage and electricity are connected.

Viewing By Arrangement with Pocock + Shaw PBS

Ground Floor



First Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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