Sassoon Close, Newmarket CB8 0SZ

Offers In Excess Of £255,000

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Sassoon Close, Newmarket CB8 0SZ

A delightful end of terrace home in this quiet location set within 10 minutes of Newmarket High Street.

Offering well proportioned accommodation throughout including a living room/diner, fitted kitchen, ground floor cloakroom, two double bedrooms and a bathroom.

Complete with a fully enclosed rear garden with gravel area to the front and parking to the side.

An ideal first time purchase.

Entrance Hall
With doors leading to kitchen, living room and cloakroom. Stairs ascending to first floor.

Kitchen 10'1" x 7'10" (3.08m x 2.41m)
Modern fitted range of eye and base level cupboards with worktop over. Stainless steel sink and drainer. Space and connection for electric cooker. Space for fridge/freezer. Space and plumbing for washing machine. Tiled splashbacks. Radiator. Dual aspect windows. LVT wood flooring. Door to entrance hall.

Living Room 15'3" x 14'8" (4.65m x 4.49m)
Spacious living room with LVT wood flooring. French doors leading to rear garden. Window to the side aspect. Radiator. Door leading to entrance hall.

Cloakroom
White suite comprising low level W.C. and hand basin. Obscured window. Door to entrance hall.

Landing
With doors leading to all bedrooms and bathroom. Stairs descending to ground floor.

Bedroom 1 14'8" x 8'8" (4.49m x 2.65m)
Double bedroom with window to the rear aspect. Radiator. Door to landing.

Bedroom 2 14'8" x 8'7" (4.49m x 2.64m)
Double bedroom with dual windows to the front aspect. Radiator. Door to landing.

Bathroom
White suite comprising low level W.C., pedestal hand basin and panelled bath with shower over. Tiled to wet areas. Obscured window. Radiator. Door to landing.

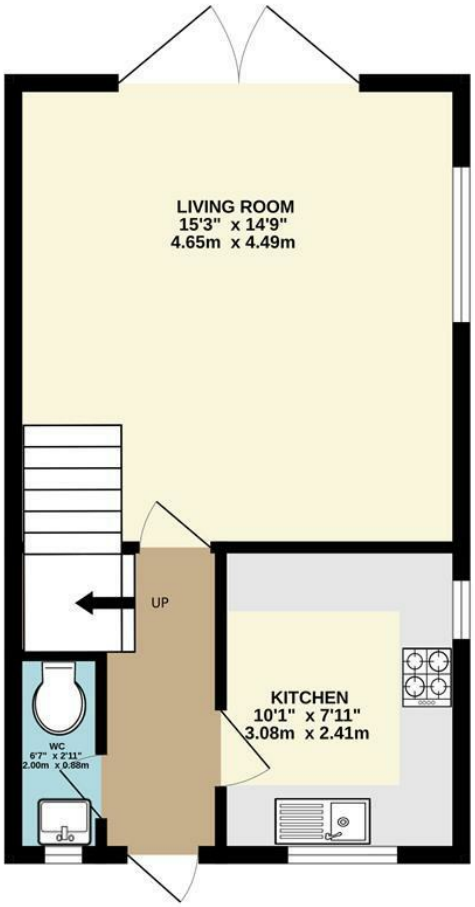
Outside - Front
Gravel bed with pathway leading to front door with storm porch over.

Outside - Rear
Charming garden with patio area with French doors leading to living room. Well maintained lawned area. Established planted borders with a variety of planting. Pathway leading to access gate to the rear.

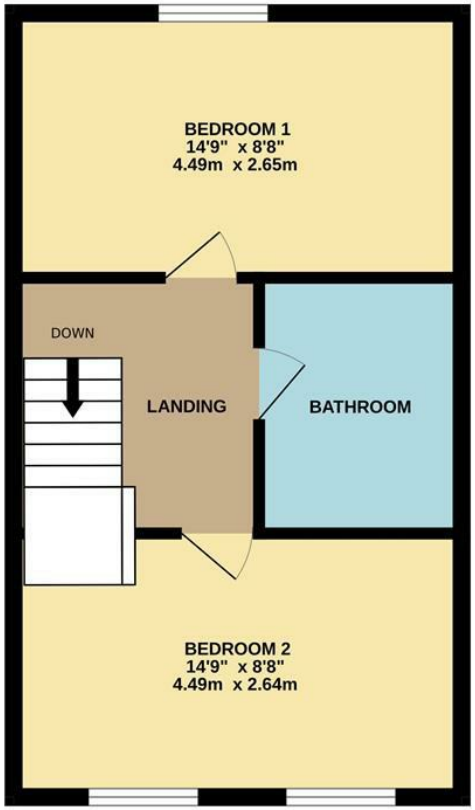
PROPERTY INFORMATION
EPC - C
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - End of Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 74 SQM
Parking – Off Road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

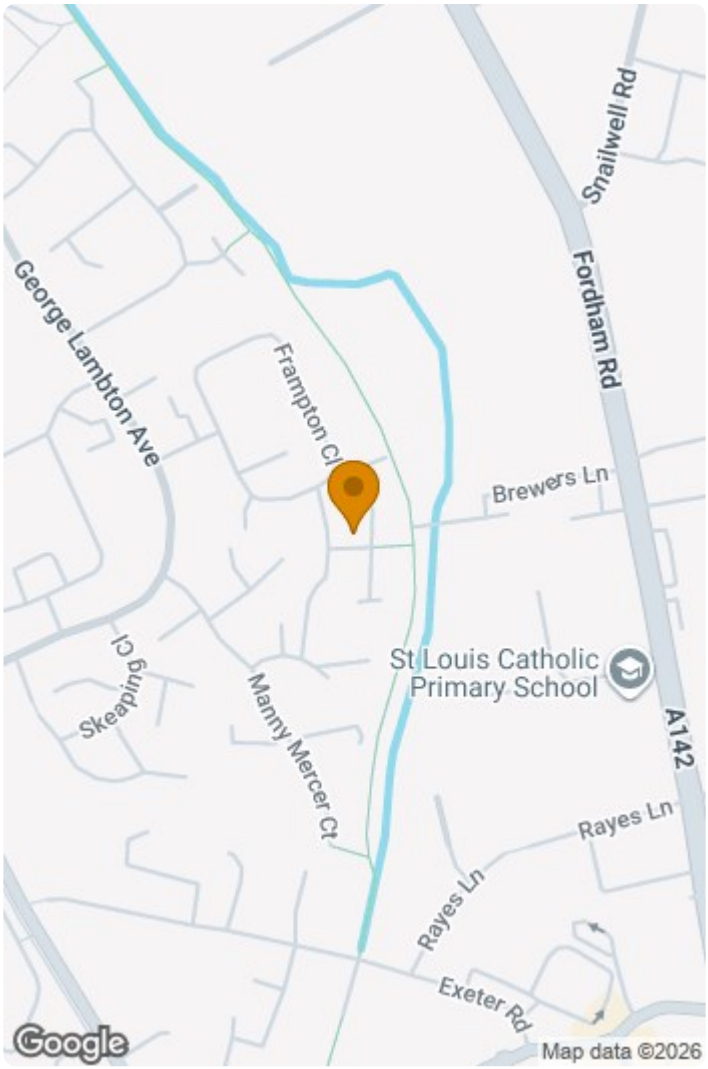
Location
Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

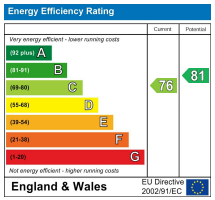
GROUND FLOOR

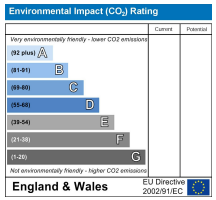


1ST FLOOR









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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