



Vincent Close, Newmarket, CB8 7AN

CHEFFINS

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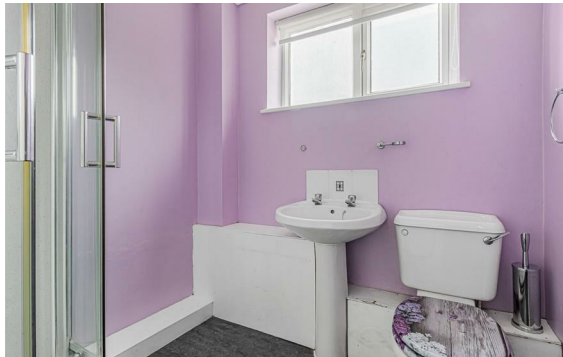
- Mid-Terraced Home
- 3 Bedrooms
- First Floor Shower Room
- Conservatory
- Low Maintenance Rear Garden
- NO CHAIN

A 3 bedroom mid terraced property offered for sale with NO CHAIN and located in a well-established and popular residential development. The accommodation comprises an open plan living/dining room, a fitted kitchen, conservatory and first floor shower room. Externally featuring a low maintenance rear garden laid to paving with a timber shed.

3 1 1

Guide Price £265,000





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.

ENTRANCE PORCH

with entrance door, tiled floor, panelled walls, door opening into;

LIVING/DINING ROOM

An expansive reception room featuring an electric fireplace with stone mantle and surround, oriel window to the front aspect, stairs leading up to the first floor, under stairs storage cupboard, opening leading through to kitchen and patio doors opening into the conservatory.

KITCHEN

with a range of wall and base units with worktop over, 1.5 bowl stainless steel sink, a built-in electric oven with 4 ring gas hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiled flooring, window into conservatory.

CONSERVATORY

with French doors leading to the rear garden and plumbing and water supply for dishwasher or washing machine.

FIRST FLOOR**LANDING**

with access to loft space.

BEDROOM 1

A generous double bedroom with a range of built-in wardrobes and shelving, window to the front aspect.

BEDROOM 2

A double bedroom with window to the rear aspect.

BEDROOM 3

with over stairs storage and a window to the front aspect.

SHOWER ROOM

with a tiled shower cubicle, low level WC, pedestal sink, heated towel rail, window to the rear aspect.

OUTSIDE

The front garden features an area laid to shingle with steps leading up to the entrance door.

To the rear the property enjoys a low maintenance garden extensively paved with a garden shed and gated rear access.

Off-Road parking can be found on a first come, first serve basis, located in a nearby block just a short walk from the property.

SALES AGENTS NOTES

Please note that the property is currently held under separate freehold and leasehold titles. We are advised during the conveyancing process, the leasehold aspect would be closed and the freehold title would be transferred to the new purchaser.

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) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £265,000
 Tenure - Freehold
 Council Tax Band - B
 Local Authority - West Suffolk

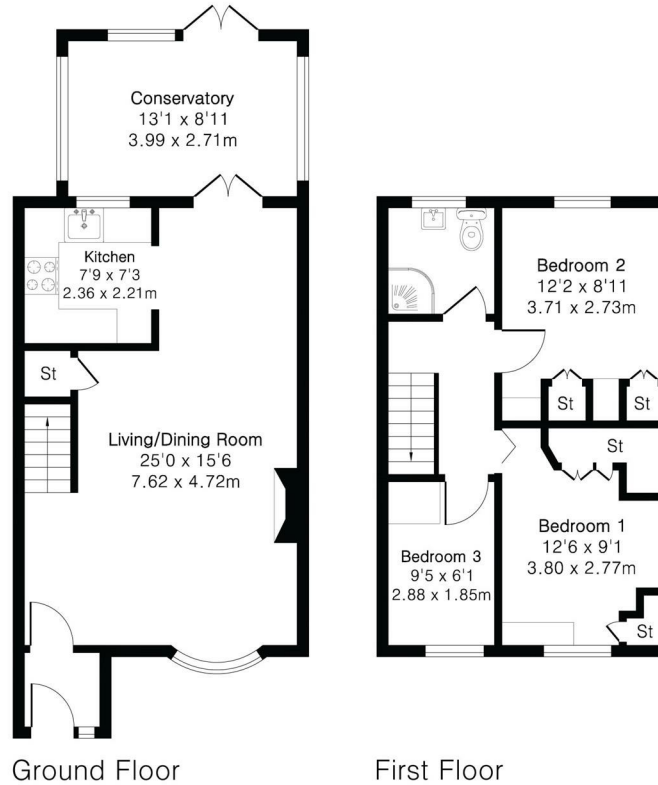




Approximate Gross Internal Area 928 sq ft - 86 sq m

Ground Floor Area 538 sq ft – 50 sq m

First Floor Area 390 sq ft – 36 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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