



Vincent Close, Newmarket, Suffolk

Pocock + Shaw

36 Vincent Close
Newmarket
Suffolk
CB8 7AN

A two-bedroom mid-terrace house offered for sale with no onward chain, situated in a traffic-free position within a well-established residential area. The property is well presented throughout and benefits from a fitted kitchen, a spacious living/dining room, and a modern first-floor bathroom. Additional features include a south-west facing rear garden and a garage located in a block nearby.

Guide Price £215,000



Location Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, an 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.

Accommodation

Entrance hall with a uPVC door, stairs leading to the first floor, under stair cupboard.

Kitchen with a range of fitted base and wall mounted units, worktops with recessed sink and drainer, space for a free standing oven with a stainless steel extractor hood over, tiled floor.

Living room/ dining room with 2 windows to the rear aspect and a part glazed door leading to the garden.

First floor

Landing with a cupboard housing a gas fired combination boiler.

Bedroom 1 with a window to the rear aspect.

Bedroom 2 with a built in cupboard and window to the rear aspect.

Bathroom with a modern suite comprising a bath with a shower over, hand basin and low level WC, tiled walls.

Outside To the front of the property is an open plan garden with slate shingles and aspect over an area of council owned ground.

To the rear is a low maintenance south-west facing rear garden laid to lawn with 2 paved patios, a shingled area and a gated access to the rear.

A GARAGE with a recently replaced up and over door is located nearby in block 2.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area. The property is in a low flood risk area and has a registered title.

Internet connection, basic: 7Mbps, Superfast 207Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available.

EPC: TBC

Council Tax B West Suffolk District Council

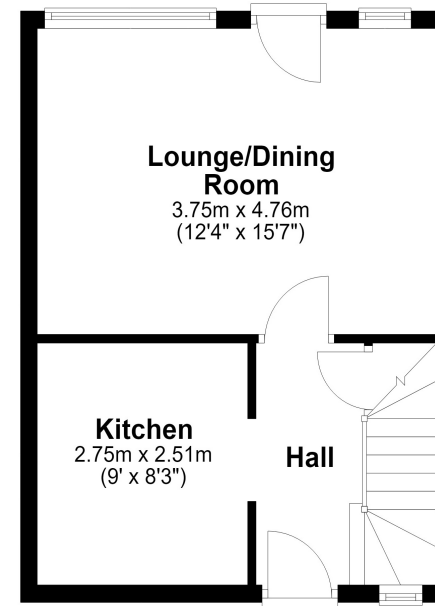
Viewing By Arrangement with Pocock + Shaw PBS





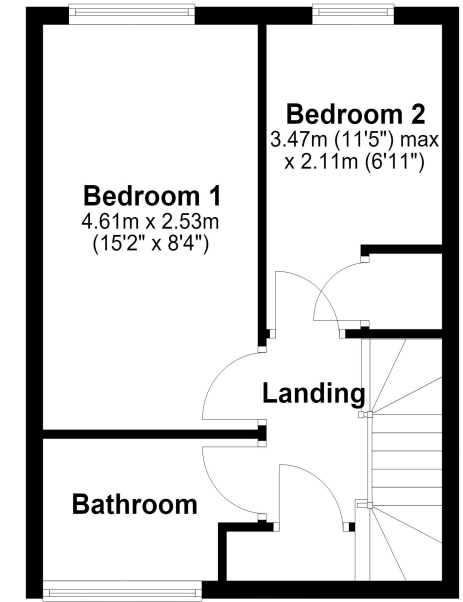
Ground Floor

Approx. 30.8 sq. metres (331.3 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



Total area: approx. 60.8 sq. metres (654.5 sq. feet)



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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