



Vincent Close, Newmarket Suffolk

Pocock + Shaw

37 Vincent Close
Newmarket
Suffolk
CB8 7AN

Pleasantly situated towards the edge of this popular residential development this superb two bedroom detached home offers fantastic space for first time buyers and investors alike. Benefitting from a double glazing and gas central heating, front and rear gardens, a nearby garage and fantastic links to the A11, A14 & local Retail Park & supermarket.

Guide Price £220,000



Newmarket is 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, 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.

Pleasantly situated towards the edge of this popular residential development this superb two bedroom semi detached home offers fantastic space for first time buyers and investors alike. Benefitting from double glazing and gas central heating, front and rear gardens, a nearby garage and fantastic links to the A11, A14 & local Retail Park & supermarket.

A modern 2 bedroom house with an attractive enclosed rear garden, situated in a much requested residential development to the north of Newmarket town centre. Benefiting from an entrance hall, sitting/dining room, modern fitted kitchen, family bathroom, double glazing throughout and a single garage located nearby.

The property enjoys a convenient location, and is situated on the outskirts of this popular residential area approximately two miles north of Newmarket town centre and has good access to local shopping amenities including Tesco supermarket, Homebase DIY store and with convenient access to the A14 dual carriageway.

With the benefit of a gas fired central heating system, in detail the accommodation includes:-

Ground Floor

Entrance Hall

Window to front, radiator, laminate flooring, stairs rising to first floor, door to understairs storage cupboard.

Lounge/Diner 4.78m (15'7") x 3.50m (11'5")

French doors onto garden, laminate flooring, TV and aerial points, double radiator, central heating thermostat.

Kitchen 2.56m (8'40") x 2.77m (9'09")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, dishwasher, and space for fridge/freezer, electric point for cooker, gas hob, extractor hood over, with a window to front aspect, tiled flooring.

First Floor

Landing

Door to generous over stairs airing cupboard with wooden shelving and housing the wall mounted boiler, access to loft space.

Bedroom 1 - 4.60m (15'09") x 2.50m (8'2")

UPVC double glazed window to rear aspect, double radiator, carpet flooring

Bedroom 2 - 3.52m (11'55") max x 2.14m (7'02")

UPVC double glazed window to rear aspect, radiator, access to storage cupboard, carpet flooring

Bathroom - 2.1m (6'88") x 1.7m (5.57)

Fitted with three piece suite comprising bath with independent shower over, pedestal wash hand basin and low-level WC, window to front, radiator, tiled throughout.

Outside

The property is end of terrace with front garden with a pathway to the front door.

The rear enclosed garden with decking with an array of plants and shrub borders, shed and pedestrian gate access.

Garage

A single garage with an up and over door, located very nearby.

Tenure

The property is freehold.

Services

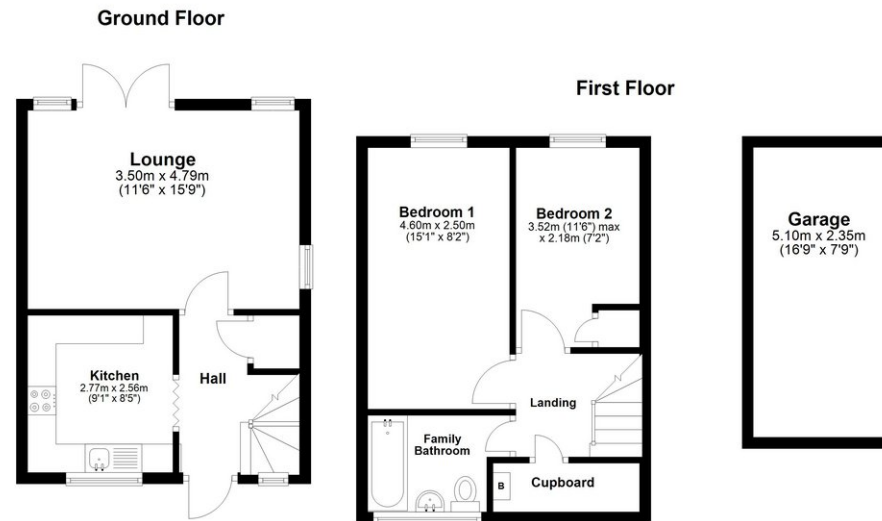
Mains water, gas, drainage and electricity are connected.

The property is/is not in an conservation area. The property is in a low flood risk area.

Council Tax Band: D West Suffolk District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. PBS





Total area: approx. 73.4 sq. metres (789.9 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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