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Residential sales, lettings & management



16 Vincent Close
Newmarket
Suffolk
CB8 7AN

Prominently positioned towards the edge of this popular residential development, this superb two bedroom detached home offers fantastic space for first time buyers and investors alike. Benefiting 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.

Guide Price £229,950



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, 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.

A modern 2 bedroom detached house with an attractive enclosed garden and situated in a much requested residential development to the north of Newmarket town centre. Benefiting from an entrance porch, hall, sitting/dining room, modern fitted kitchen, smart shower room, useful rear study/sun room, double glazing and a garage en bloc, very 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 Porch

With a UPVC double glazed entrance door, window to front, two windows to side, door leading to:

Hall

With a window to front aspect, radiator, laminate flooring, stairs rising to first floor, door to understairs storage cupboard.

Sitting Room 4.79m (15'9") x 3.47m (11'5")

Sliding door to garden area, door to sun room, laminate flooring, TV and aerial points, double radiator, central heating thermostat, door to:

Study / Sun room

With a window to rear and side aspects with views over the rear garden, laminate flooring, door to rear garden area.

Kitchen 2.76m (9'1") x 2.58m (8'5")

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, space for fridge/freezer and tumble dryer, electric point for cooker, extractor hood over, with a window to front aspect, radiator, tiled effect flooring.

First Floor

Landing

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

Bedroom 1 4.61m (15'1") x 2.60m (8'6")

UPVC double glazed window to side & rear aspect, radiator, modern fitted wardrobes, laminate flooring.

Bedroom 2 3.47m (11'5") max x 2.11m (6'11")

With a window to rear aspect, radiator, door to storage cupboard, laminate flooring.

Bathroom

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

Outside

The property is set back behind a part wall and picket fence enclosed garden with a pathway to the front door. The rear enclosed garden with decking and a patio area, part shingle with an array of plants and shrub borders, pedestrian gate to side.

Garage

A single garage with an up and over door, located very nearby in garage block 1.

Tenure

The property is freehold.



Services

Mains water, gas, drainage and electricity are connected.

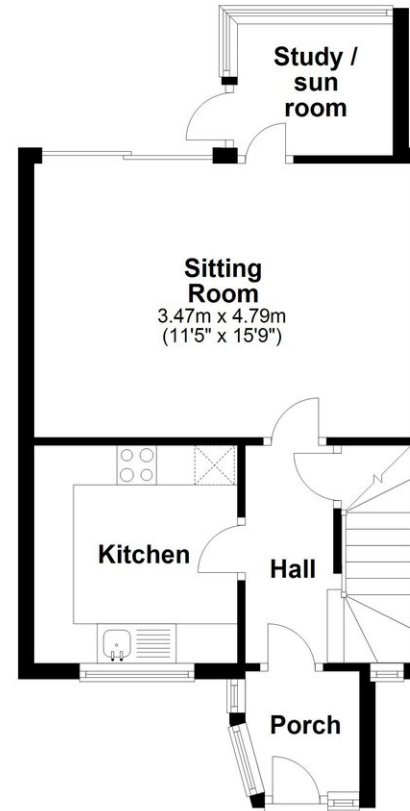
Council Tax Band: B West Suffolk

Viewing

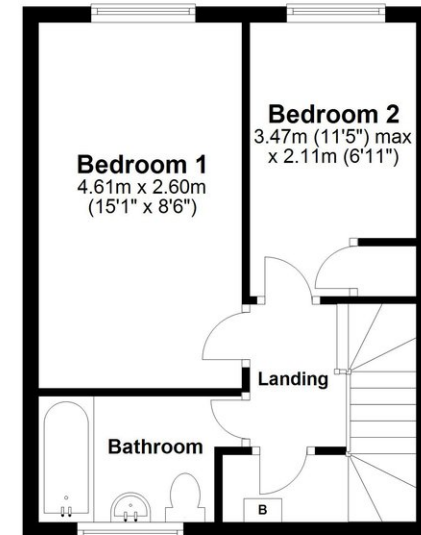
Strictly by prior arrangement with Pocock & Shaw. KS



Ground Floor



First Floor



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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