



**5 Periman Close**  
**Newmarket, Suffolk CB8 0SU**  
**25% Shared Ownership £62,500**



## 5 Periman Close, Newmarket, Suffolk CB8 0SU

A three bedroom end of terrace property available on a 25% share, set within this popular, modern development and positioned within easy reach of the town centre.

The generously proportioned accommodation requires some cosmetic improvement throughout and includes an entrance hallway, sitting room, kitchen/diner, cloakroom, three good sized bedrooms and a family bathroom.

Complete with a fully enclosed rear garden and two allocated parking spaces.

EPC (C)

### Accommodation Details

Part glazed front door with storm canopy leading through to:

#### Entrance Hall

With staircase rising to the first floor, window to the side aspect, tiled flooring, radiator, access and door leading through to:

#### Living Room 13'6" x 16'4" (4.11m x 4.98m)

With window to the front aspect, wood effect flooring, built in storage cupboard, TV aerial connection point, radiator, access and door leading through to:

#### Kitchen/Dining Room 16'9" x 9'4" (5.11m x 2.84m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, ample space for

dining table and chairs, tiled flooring, radiator, window to the rear aspect, French style doors leading to the rear garden.

#### Cloakroom 3'7" x 5'11" (1.09m x 1.80m)

Comprising low level WC and wash hand basin, tiled flooring, window with obscured glass to the front aspect.

#### First Floor Landing

With access to loft space, airing cupboard, built in cupboard, access and door leading through to:

#### Master Bedroom 8'11" x 13'9" (2.72m x 4.19m)

With window to the front aspect, radiator.

#### Bedroom 2 10'2" x 11'9" (3.10m x 3.58m)

With window to the rear aspect, radiator.

#### Bedroom 3 9'4" x 7'3" (2.84m x 2.21m)

With window to the rear aspect, radiator.

#### Bathroom

Family bathroom with suite comprising panel bath with mixer taps/shower attachment, wash hand basin and low level WC, tiled walls, wood effect flooring, radiator, window with obscured glass to the rear aspect.

#### Outside - Front

Enclosed front garden bordered by timber picket fencing, allocated parking to the side.

#### Outside - Rear

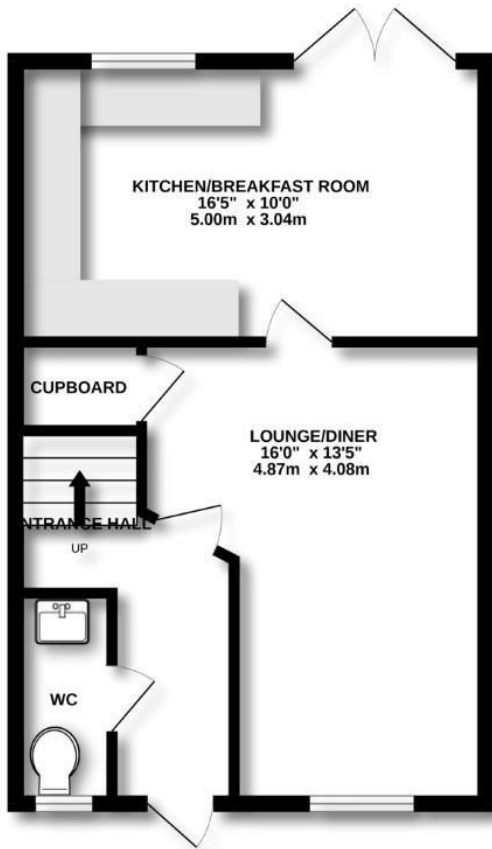
Fully enclosed rear garden, with areas laid to lawn with the remaining areas paved, timber build shed, outside lighting, gated rear access.

#### Agents Note

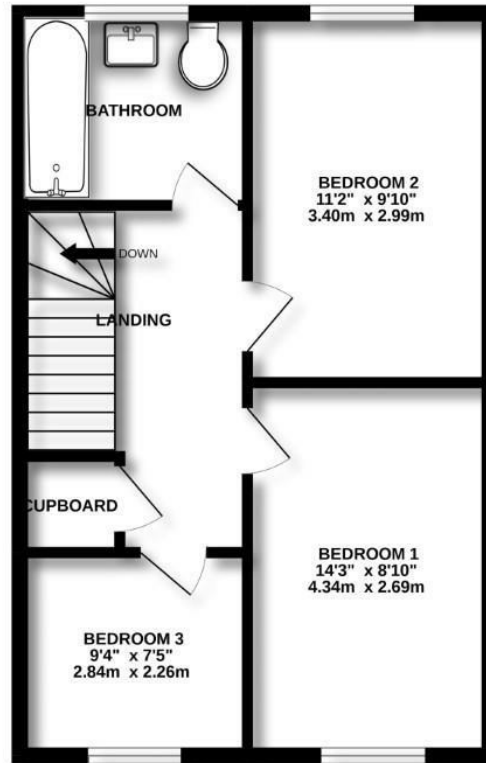
Rent is £505.29 for 75% share. Service charge and building insurance is £9.40/month.



GROUND FLOOR  
440 sq.ft. (40.8 sq.m.) approx.

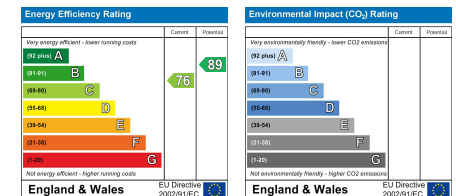
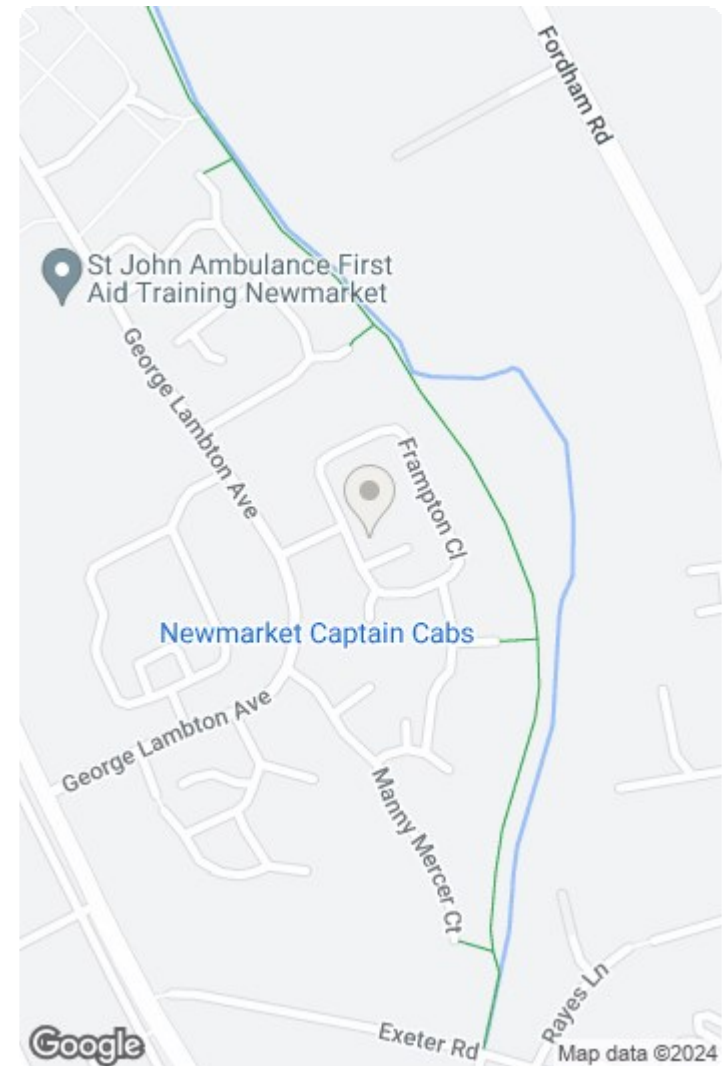


1ST FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.

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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