

Malt Close
Newmarket, CB8 8GP
Guide Price £250,000

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Malt Close, Newmarket, CB8 8GP

Tucked away in a quiet cul-de-sac just minutes' walk to the train station is this 2 bedroom, modern home.

With entrance hall, cloakroom, kitchen and sitting / dining room to the ground floor and 2 bedrooms and bathroom to the first floor.

The property has the added benefit of driveway parking and 2 further allocated parking spaces along with a West facing, enclosed and private garden.

Sold with the further benefit of NO CHAIN.

Entrance Hall
With staircase leading up to the first floor, radiator and door through to the:

Kitchen 10'5" x 6'6" (3.18 x 2.00)
Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, oven and four ring gas burner hob with extractor hood above, space and plumbing for a washing machine and fridge/freezer, window to the front aspect.

Sitting/Dining Room 13'5" x 13'3" (4.11 x 4.04)
Spacious room with TV connection point, radiator and sliding doors out to the rear garden.

WC 5'7" x 3'4" (1.71 x 1.04)
With pedestal hand basin, low level WC, radiator and obscured window to the front aspect.

First Floor
With access through to bedrooms, bathroom and airing cupboard.

Bedroom 1 13'3" x 9'6" (4.04 x 2.90)
Double bedroom with built-in wardrobes, radiator and dual aspect windows to the rear.

Bedroom 2 12'5" x 6'6" (3.79 x 2.00)
With radiator and window to the front aspect.

Bathroom 6'8" x 5'7" (2.04 x 1.71)
Three piece bathroom with low level WC, pedestal hand basin, panelled bath, tiled walls, radiator and obscured window to the front aspect.

Outside - Rear
Low maintenance enclosed garden. Side pedestrian gate leading out to the allocated parking area.

Outside - Front
With pathway leading up to the front entrance.

Property Information
EPC - C
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Mid-Terraced
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 60 SQM
Parking – Off-road Allocated Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

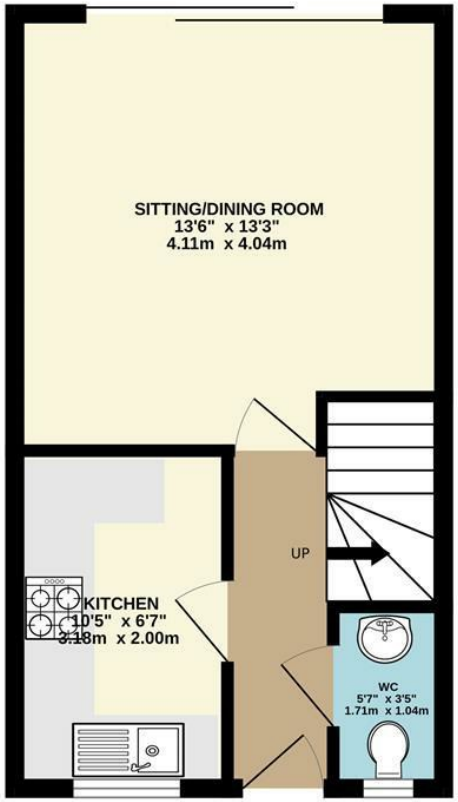
About Newmarket
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.



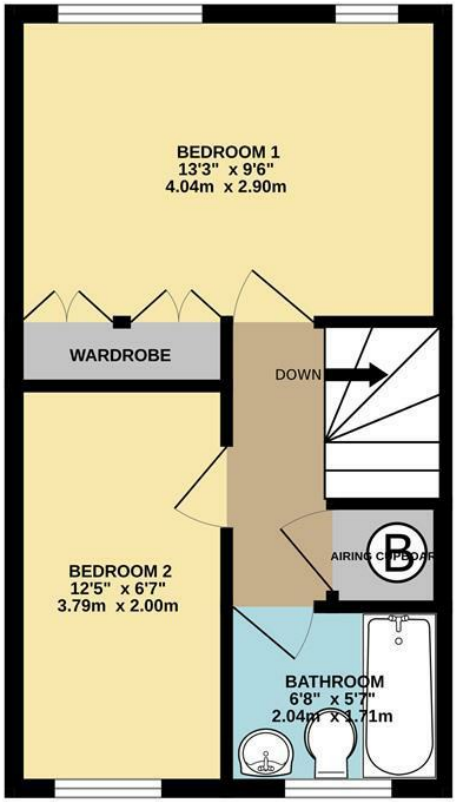


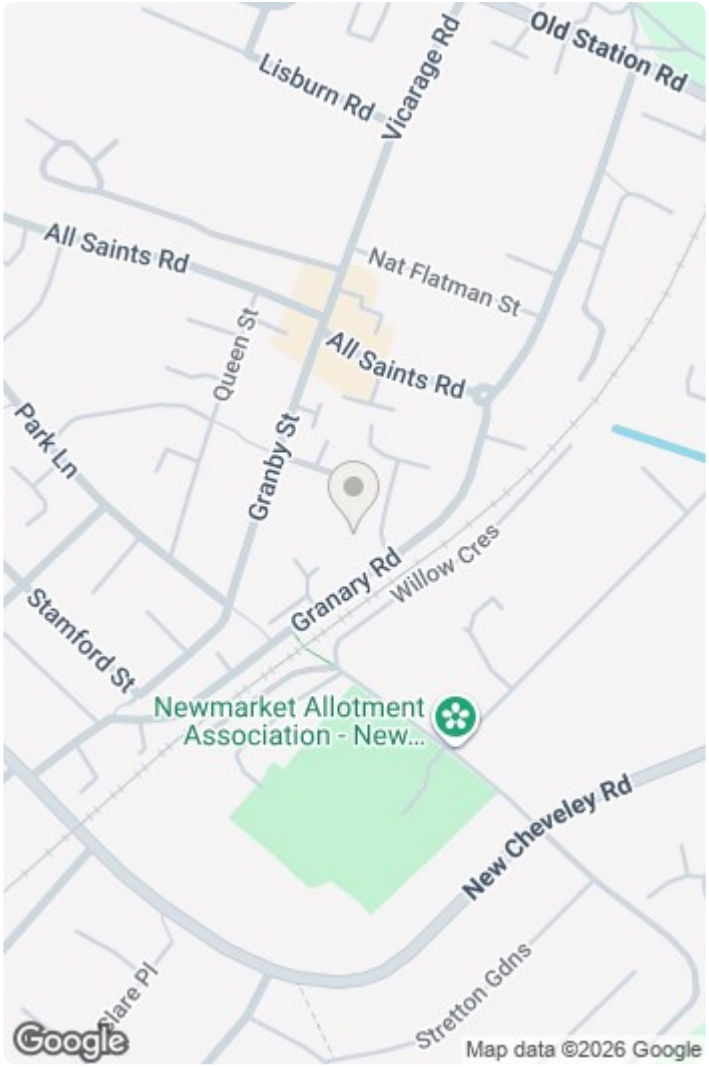


GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



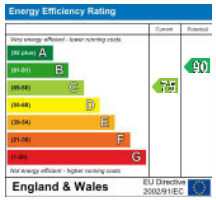
1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.

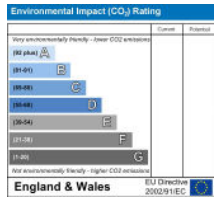




TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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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