



10 Frampton Close, Newmarket, CB8 0SY

Guide Price £250,000

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A modern semi-detached property nestling within this recently constructed development and offered for sale with no onward chain.

Boasting accommodation to include entrance hall, sitting room/dining room, kitchen, cloakroom, two double bedrooms and bathroom.

Externally the property offers a fully enclosed garden and allocated parking to rear.

Location

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 15 miles from Bury St Edmunds, and roughly 40 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.

Hallway

With stairs rising to first floor, understairs storage. Door to WC, door to kitchen and door to sitting/dining room.

WC

Fitted with low level WC.

Kitchen 12'2" x 6'7" (3.71 x 2.03)

Fitted with a matching range of eye and base level storage units with work

top surfaces over. Tiled splashbacks. Sink with tap over. Electric oven. Space and plumbing for washing machine. Space for fridge/freezer. Space and plumbing for slimline dishwasher. Window to side aspect.

Sitting/Dining Room 15'6" x 13'11" (4.74 x 4.26)

With feature fire place. Double doors leading to rear garden.

Bedroom 1 13'11" x 11'1" (4.26 x 3.40)

With two fitted wardrobes. Windows to side and rear aspects.

Bedroom 2 13'11" x 11'1" (4.26 x 3.40)

With window to side aspect.

Bathroom

Fitted with a low level WC, P shaped bath with shower attachments over, wooden unit with ceramic sink over.

Outside - Front

Pathway leading to front door.

Outside - Rear

Decking and grassed areas. Shed. Outside tap. Single track driveway with space for two cars behind the property, accessed via garden gate. One allocated visitors parking space opposite property.

Property Details

EPC - C

Tenure - Leasehold

Council Tax Band - B West Suffolk

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters -

Parking – Allocated Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

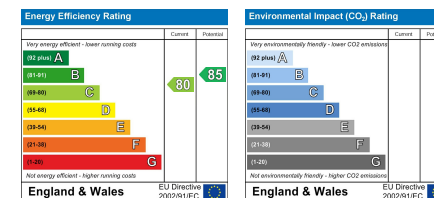
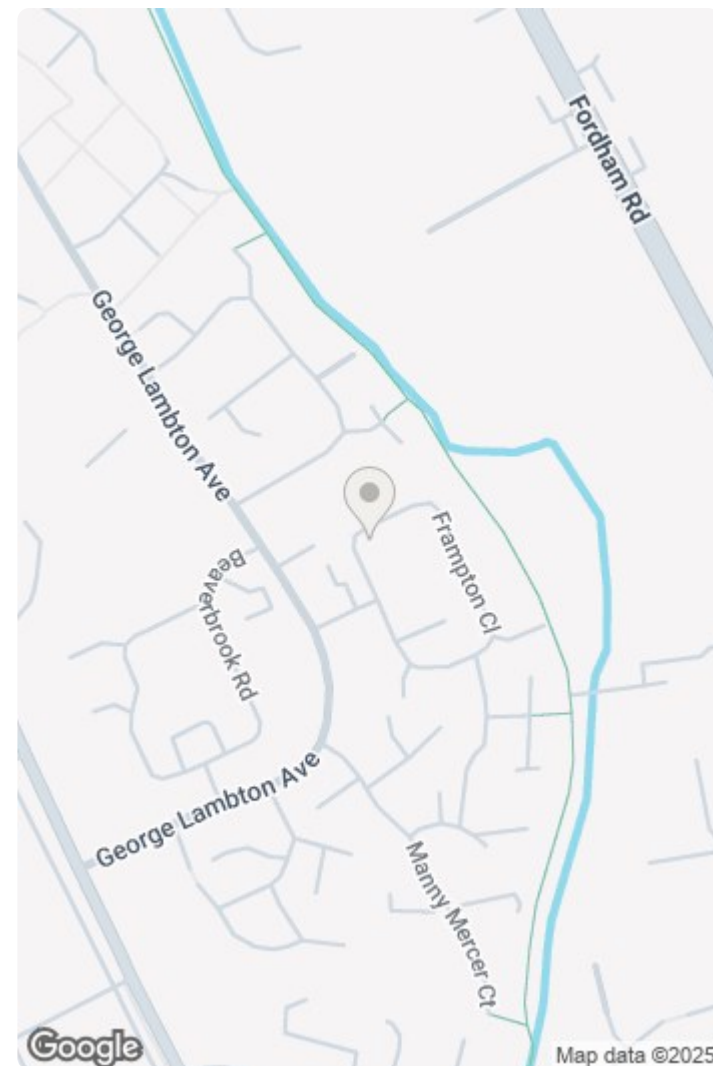
Broadband Connected - TBC

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of





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