



Brewers Lane
Newmarket, CB8 7FH
40% Shared Ownership £78,000

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This deceptively spacious property offers generous open plan living space giving flexible accommodation with sitting room, dining room, kitchen and bathroom. On the first floor, the bedroom offers excellent space and ample storage.

Externally the property benefits from allocated parking and easy access in to the town centre and to open spaces such as The Severals and Newmarket Heath.

Council Tax B (West Suffolk)
EPC (C)

Accommodation Details:

With fully glazed entrance door through to the:

Living Room 18'8" x 10'9" (5.71 x 3.30)

Vaulted ceilings, TV connection point, laid wooden style flooring, staircase rising to the first floor, window to the front aspect and opening through to the:

Kitchen/Dining Room 18'8" x 9'10" (5.71 x 3.02)

Fitted with matching eye and base level storage units with working surfaces over, tiled splashback areas, inset sink and drainer with mixer tap, space for a washing machine and oven, wall mounted boiler, radiator and window to the rear aspect.

Bathroom 7'9" x 6'10" (2.37 x 2.09)

Three piece white bathroom suite comprising a low level WC, pedestal hand basin, panelled bath and wall mounted shower with glass screen and radiator.

Bedroom 18'8" x 15'10" (5.71 x 4.85)

Double bedroom with two large fitted wardrobes and Velux window.

Outside

A gravelled frontage and outdoor lighting.

Property Information:

Maintenance fee - £371.45
Service Charge PCM (including buildings insurance): £46.25
Total Monthly Charge: £417.70
EPC - C
Tenure - Leasehold - 125 years

as at 2010, remaining is 111 years

Council Tax Band - B (West Suffolk)

Property Type - Mid Terrace House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan
Square Meters - 80 SQM

Parking -

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

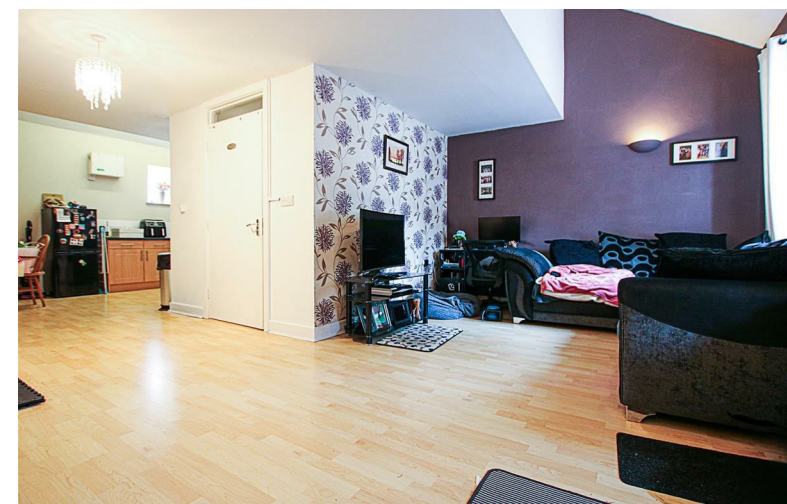
Heating sources - Gas

Broadband Connected - tbc
Broadband Type - Superfast available, 80Mbps download, 20Mbps upload

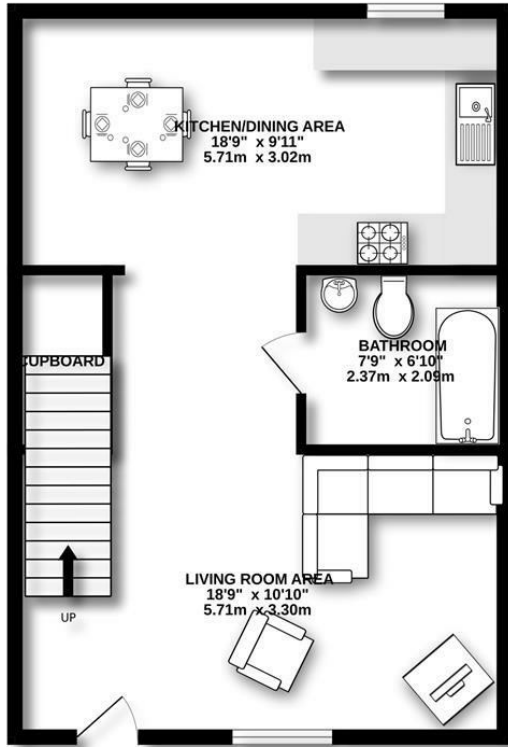
Mobile Signal/Coverage -

Ofcom advise likely on certain networks

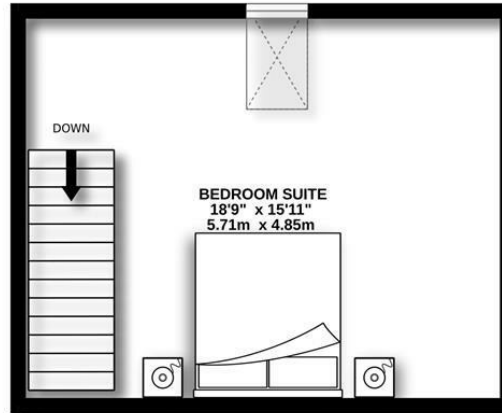
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



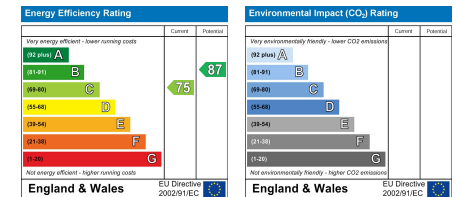
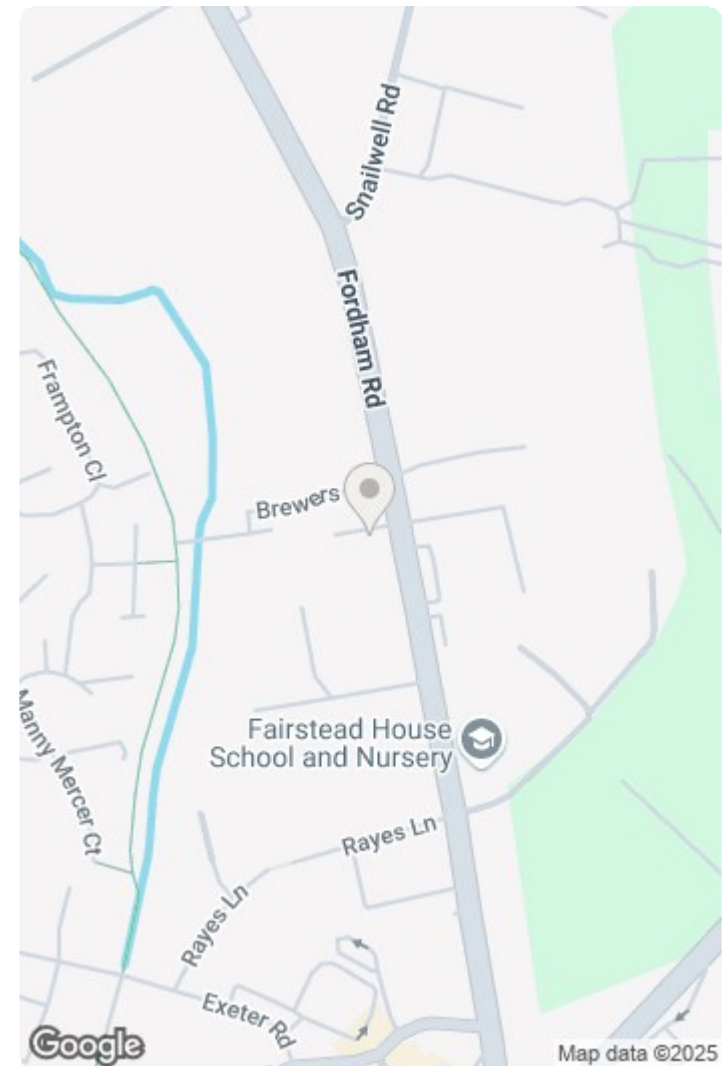
1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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