

Vincent Close,
Newmarket, CB8 7AW
£285,000

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Vincent Close, Newmarket, CB8 7AW

An end terraced home on this popular development that has had several extensions and provides upwards of 1100 sq ft of accommodation.

The flexible living space includes a large living room, extended kitchen, an annex with a bedroom and a bathroom that could also be used as a dining room or study, conservatory, WC, three further bedrooms and a bathroom.

Outside the garden is enclosed and has a decked patio, garden shed and gated access to the front.

This property is offered with no upward chain and must be seen to be appreciated.

Entrance Hall
Front door leading to entrance hall with storage cupbaord, and internal doors to:

WC
WC and handwash basin. Window to front aspect.

Kitchen
15'9" x 8'5"
Fitted with a range of neutral, matching eye and base level units, with worktop over. Integrated appliances in the kitchen include: a stainless steel sink with matching stainless steel mixer tap, a microwave, and a hob. There is space for other white goods. Window to front aspect. External door to side aspect.

Living/Dining Room
21'1" x 15'6"
Carpeted room with central with two central ceiling fan lights. Electric fireplace with mantelpiece. Access to staircase to first floor. Double sliding doors leading out garden. Window to side aspect.

Study/Bedroom 4
10'8" x 8'10"
Internal door to adjoining bathroom. Internal french door leading through to the conservatory.

Bathroom
8'10" x 4'10"
Shower with accessible features, WC and handwash basin. Window to rear aspect.

Conservatory
10'0" x 8'10"
Bricked dwarf-wall conservatory with windows to all aspects. French doors lead to garden.

Bedroom 1
14'4" x 8'8"
Carpeted room with window to front aspect.

Bedroom 2
12'5" x 8'8"
Carpeted room with built-in wardrobe and window to rear aspect.

Bedroom 3
9'5" x 6'10"
Carpeted room with window to rear aspect.

Bathroom
6'10" x 6'6"
Suite comprising of a panelled bath, WC and handwash basin. Window to front aspect.

Outside Front
Access via gates leading to enclosed front patio.

Outside Rear
The french doors from the living room lead straight onto an area of decking, featuring a pergola, with plenty of room for seating. Two steps lead to the lawn which is bordered by well maintained flower beds.

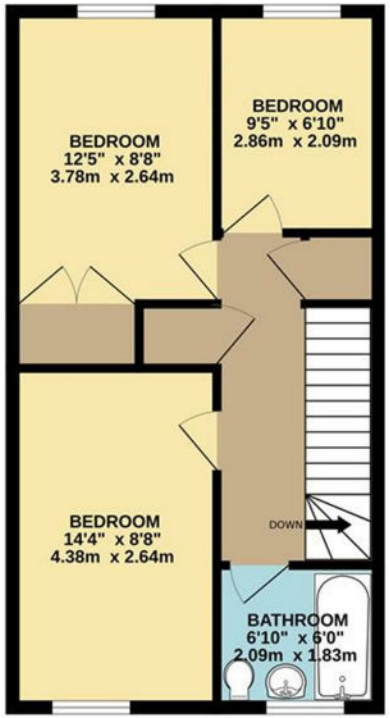
Property Information
EPC - D
Tenure - Freehold
Council Tax Band - C (West Suffolk)
Property Type - Semi-detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 110.4 SQM
Parking – On-Road Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

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 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
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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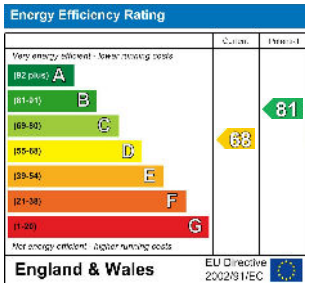
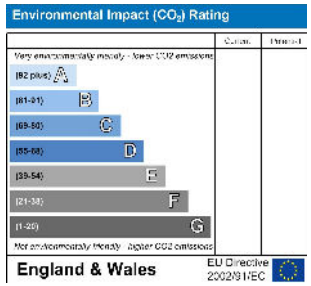
- **Highly Regarded Town Location**
- **Close To Local Amenities**
- **Spacious Accomodation**
- **Utility Room**
- **Enclosed Front And Rear Gardens**







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