



**Sassoon Close, Newmarket CB8 0SZ**

**Offers In Excess Of £255,000**

## Sassoon Close, Newmarket CB8 0SZ

A delightful end of terrace home in this quiet location set within 10 minutes of Newmarket High Street.

Offering well proportioned accommodation throughout including a living room/diner, fitted kitchen, ground floor cloakroom, two double bedrooms and a bathroom.

Complete with a fully enclosed rear garden with gravel area to the front and parking to the side.

An ideal first time purchase.

### Entrance Hall

With doors leading to kitchen, living room and cloakroom. Stairs ascending to first floor.

### Kitchen 10'1" x 7'10" (3.08m x 2.41m)

Modern fitted range of eye and base level cupboards with worktop over. Stainless steel sink and drainer. Space and connection for electric cooker. Space for fridge/freezer. Space and plumbing for washing machine. Tiled splashbacks. Radiator. Dual aspect windows. LVT wood flooring. Door to entrance hall.

### Living Room 15'3" x 14'8" (4.65m x 4.49m)

Spacious living room with LVT wood flooring. French doors leading to rear garden. Window to the side aspect. Radiator. Door leading to entrance hall.

### Cloakroom

White suite comprising low level W.C. and hand basin. Obscured window. Door to entrance hall.

### Landing

With doors leading to all bedrooms and bathroom. Stairs descending to ground floor.

### Bedroom 1 14'8" x 8'8" (4.49m x 2.65m)

Double bedroom with window to the rear aspect. Radiator. Door to landing.

### Bedroom 2 14'8" x 8'7" (4.49m x 2.64m)

Double bedroom with dual windows to the front aspect. Radiator. Door to landing.

### Bathroom

White suite comprising low level W.C., pedestal hand basin and panelled bath with shower over. Tiled to wet areas. Obscured window. Radiator. Door to landing.

### Outside - Front

Gravel bed with pathway leading to front door with storm porch over.

### Outside - Rear

Charming garden with patio area with French doors leading to living room. Well maintained lawned area. Established planted borders with a variety of planting. Pathway leading to access gate to the rear.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 74 SQM

Parking – Off Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

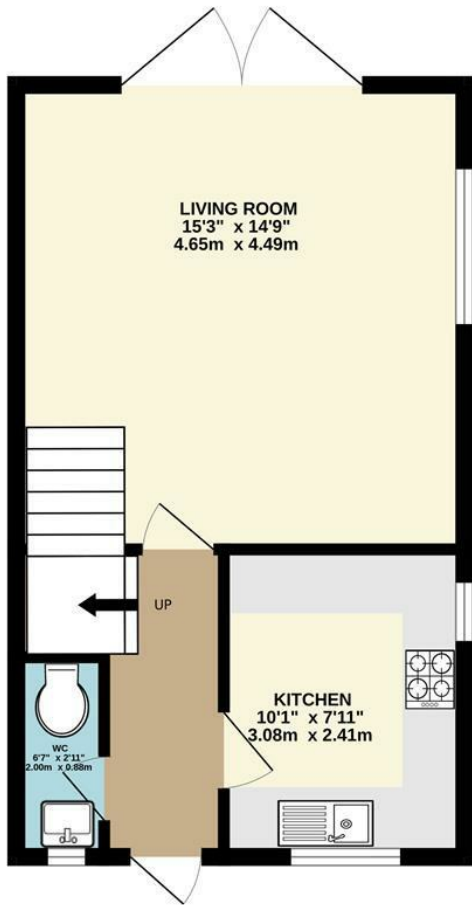
1800Mbps download, 220Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

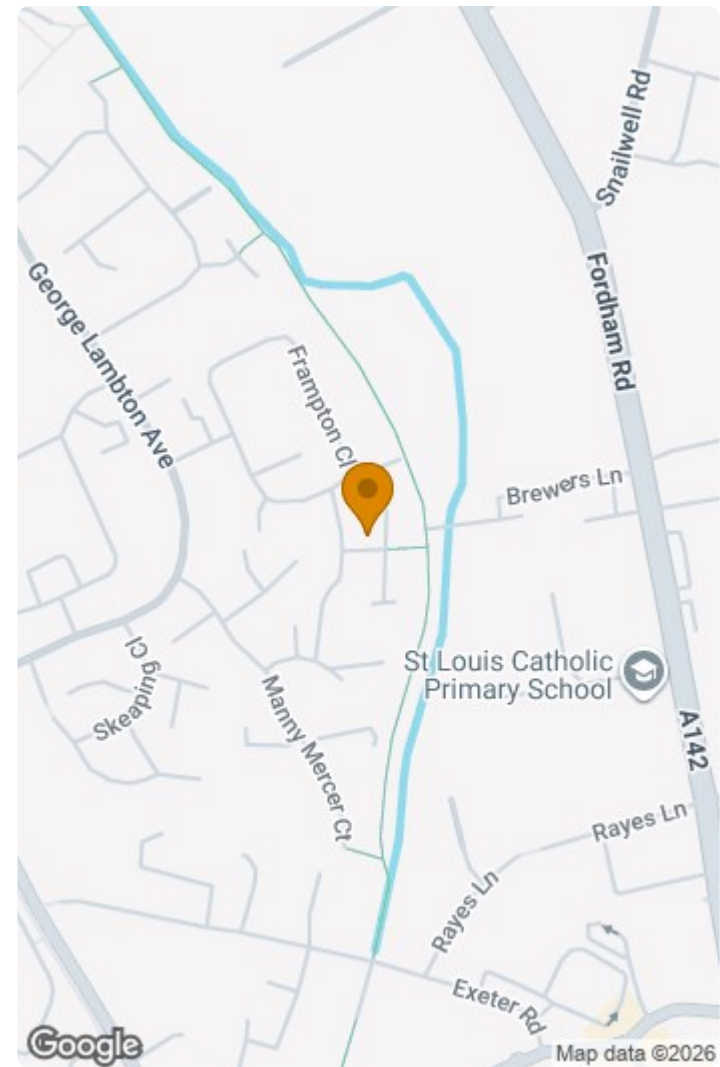
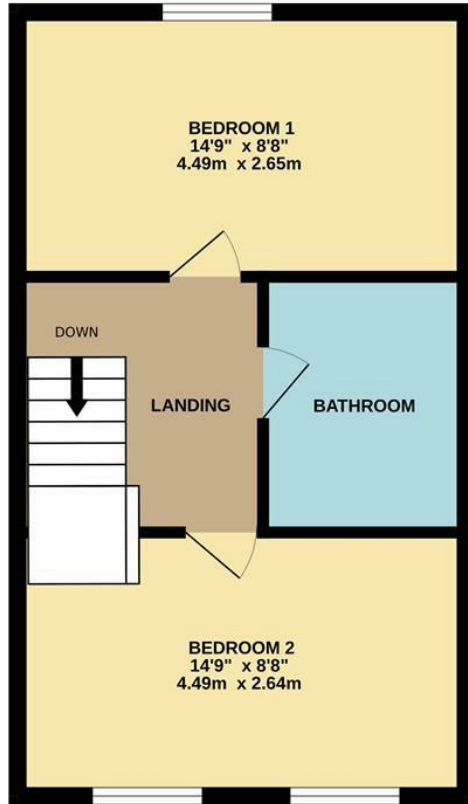
### Location

Newmarket is renowned as the historic heart of British horse racing. Home to two major racecourses, training yards, and the National Stud, it blends tradition with equestrian excellence. The town offers charming shops, historic inns, and beautiful countryside, making it a cultural and sporting destination for visitors and racing enthusiasts alike.

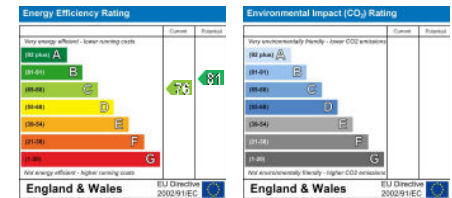
GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2025.



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

