



**Heasman Close, Newmarket, Suffolk CB8 0GR**

**50% Shared Ownership £140,000 (£280,000 Freehold)**

**MA**

Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Heasman Close, Newmarket, Suffolk CB8 0GR

A superb semi-detached modern home standing at the end of a quiet cul-de-sac and located in this well regarded and sought after development.

Cleverly planned and offering generous size rooms throughout, this property offers accommodation to include entrance hall, living room, sizeable kitchen/dining room, two double bedrooms and bathroom.

Benefiting from a pleasant and fully enclosed garden and allocated parking to the front.

£140,000.00 - 50% Share ownership, 99 year lease remaining, £335 per month remaining rental charge.

£280,000.00 - 100% purchase

### Entrance Hall

With door leading to living room. Stairs to first floor.

### Kitchen/Dining Room 12'5" x 9'10" (3.80m x 3.0m)

Generous kitchen/dining room. Contemporary kitchen with a range of matching eye and base level cupboards with worktop over. Composite 1 1/4 bowl sink and drainer with mixer tap over. Integrated oven with gas ring hob over and stainless steel extractor fan. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled splashbacks throughout working areas. Wood effect flooring. Radiator. Window overlooking rear aspect. Doors to built-in cupboard, entrance hall and rear garden.

### Living Room 17'0" x 9'10" (5.20m x 3.0m)

Well presented living room with window overlooking front aspect. Radiators. Doors to kitchen/dining room and entrance hall.

### Landing

Doors to bedrooms and bathroom. Stairs to ground floor.

### Bedroom 1 12'5" x 9'10" (3.80m x 3.0m)

Spacious double bedroom with window overlooking rear aspect. Radiator. Door leading to landing.

### Bedroom 2 12'5" x 10'2" (3.80m x 3.10m)

Spacious double room with window overlooking front aspect. Radiator. Airing cupboard. Door leading to landing.

### Bathroom

Contemporary bathroom with white suite comprising of low level W.C. with concealed cistern, inset ceramic sink with mixer tap over and built-in storage under and panelled bath with wall mounted shower over. Attractively tiled throughout. Wood effect flooring. Ladder style radiator. Door to landing.

### Outside - Front

Slate beds with central pathway leading to front door with storm porch over and side access gate.

### Outside - Rear

Enclosed rear garden laid to lawn with patio seating area to rear of house. Side access gate to front.

### PROPERTY INFORMATION

Maintenance fee - £276.87 rent/£63.27 service charge

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 - 66 SQM

Parking - Allocated

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available,

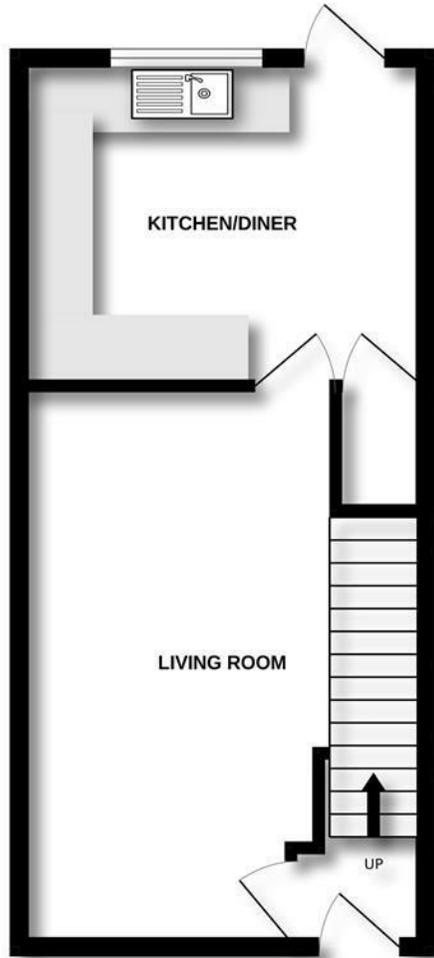
1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

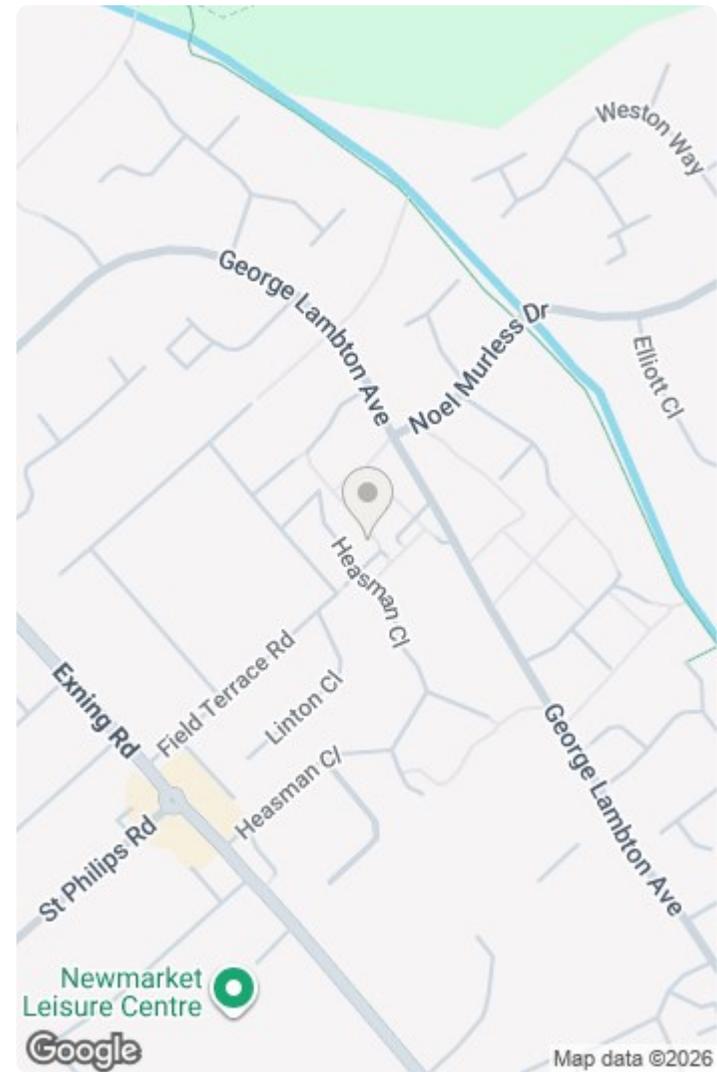
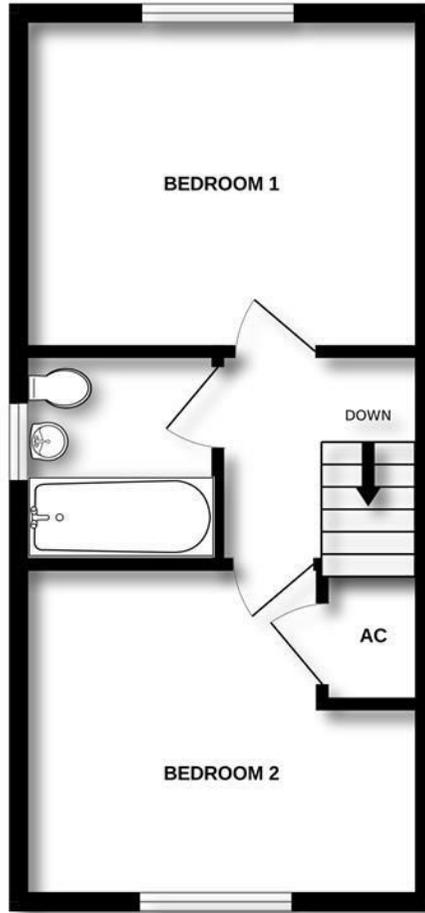
Rights of Way, Easements, Covenants - None that the vendor is aware of



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 ©2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
A		87	A
B			B
C			C
D			D
E			E
F			F
G			G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.

