

4, Sassoon Close
Newmarket, CB8 0SZ
£250,000

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4, Sassoon Close, Newmarket, CB8 0SZ

An exceptionally well presented home set within this modern development and positioned within walking distance of local shops, restaurants and amenities.

Boasting good size rooms throughout, this property offers accommodation to include entrance hall, living room/dining room, kitchen, cloakroom, two double bedrooms and first floor bathroom.

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

Ideal for a first time purchase.







Entrance Hall

WC 5'5 x 3'1 (1.65m x 0.94m)
Low level WC and pedestal sink basin. Window to front aspect.

Living Room 15'8" x 14'0" (4.80m x 4.28m)
French doors leading to rear garden.

Kitchen 12'1" x 7'1" (3.69 x 2.16)
Fitted with a range of eye and base level units, with space for white goods. Window to front aspect.

Bathroom 7'1" x 6'9" (2.16 x 2.07)
Suite comprising of panelled bath with shower attachment, WC and sink basin.

Bedroom 1 14'0" x 11'4" (4.28 x 3.47)
Window to rear aspect.

Bedroom 2 14'0" x 9'8" (4.28 x 2.95)
Built in storage cupboard, Windows to front aspect.

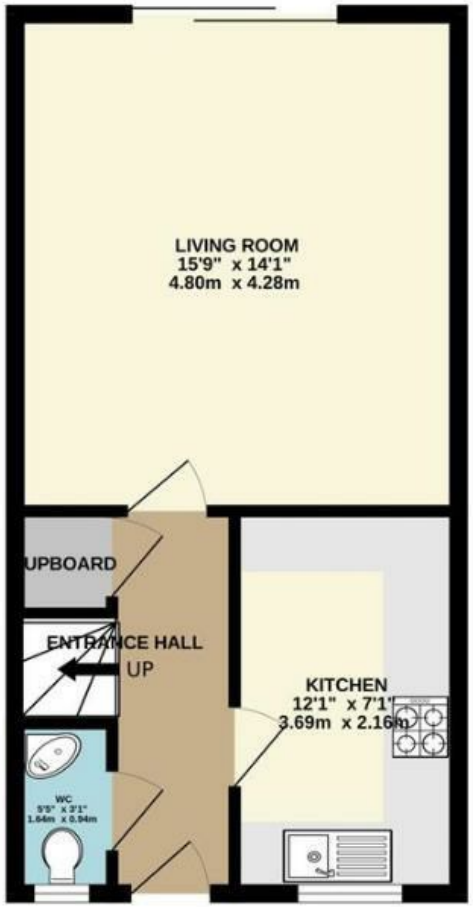
Outside Front
Enclosed front garden with a white picket fence and gated access. The garden is mainly laid to decorative gravel with a paved pathway leading to the entrance.

Outside Rear
Enclosed rear garden, mainly laid to paved patio with raised flower and shrub borders. gate to rear of garden with access to carpark to the right.

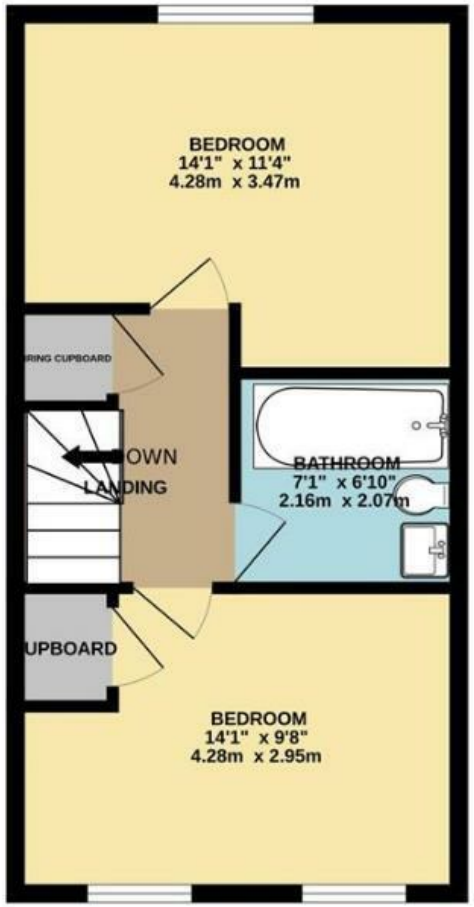
Location
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions 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.

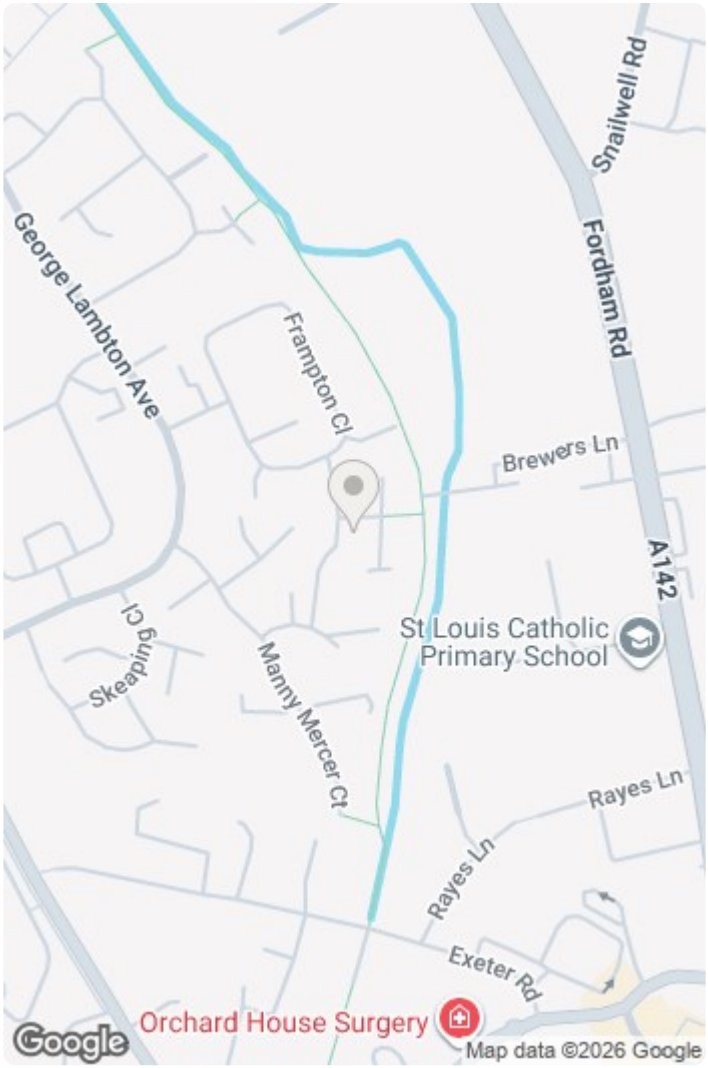
Property Information
EPC - C
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Parking – Allocated spaces
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - 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

GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.

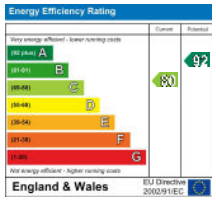


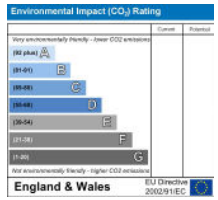


4 SASSOON CLOSE

TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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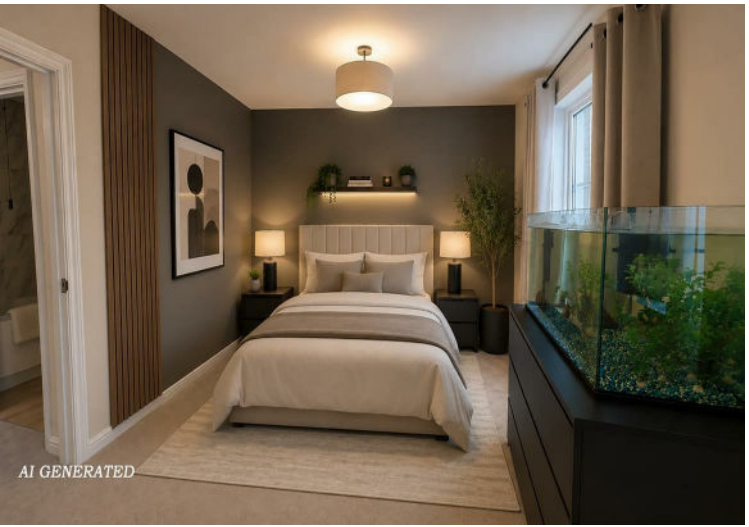


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