



Highclere Close, Newmarket CB8 7RR

Guide Price £230,000

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A modern mid-terrace property set on the outskirts of the town centre and enjoying a lovely fully enclosed rear garden.

Offering generous size rooms throughout, this property offers kitchen/breakfast room, living room/dining room, two double bedrooms both with built in wardrobes and a bathroom.

Chain free – viewing recommended.

Entrance Hall

With doors leading to kitchen/breakfast room, cloakroom and living room. Built-in cupboards. Radiator.

Kitchen 12'1" x 10'0" (3.69m x 3.06m)

With a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated fridge/freezer. Space and connection for electric cooker. Space and plumbing for washing machine. Tiled splashbacks. Tiled flooring. Window to front aspect. Radiator. Door to entrance hall.

Living Room 15'10" x 13'2" (4.83m x 4.03m)

Spacious living room with sliding doors leading to patio area. Window overlooking rear garden. Stairs to first floor. Radiator. Door to entrance hall.

Cloakroom

White suite with low level W.C. and

hand basin. Radiator. Door to entrance hall.

Landing

With doors leading to all bedrooms and bathroom. Built-in cupboard. Radiator. Stairs to ground floor.

Bedroom 1 12'11" x 10'7" (3.95m x 3.25m)

Spacious bedroom with window overlooking rear aspect. Built-in wardrobe. Radiator. Door to landing.

Bedroom 2 12'1" x 10'0" (3.69m x 3.05m)

Spacious bedroom with window overlooking rear aspect. Built-in wardrobe. Radiator. Door to landing.

Bathroom

White suite with low level W.C., hand basin with storage cabinet under and panelled bath with taps and wall mounted shower over. Tiled throughout wet areas. Radiator. Door to landing.

Outside - Front

Lawned area with hardstanding pathway leading to front door.

Outside - Rear

Patio area to rear of house leading to lawned area with some border planted beds. Raised decked seating area.

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

Square Meters - 85 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

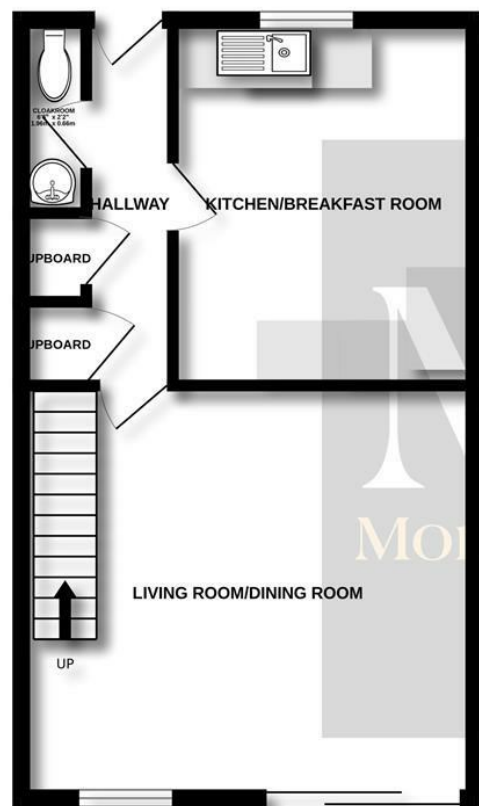
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

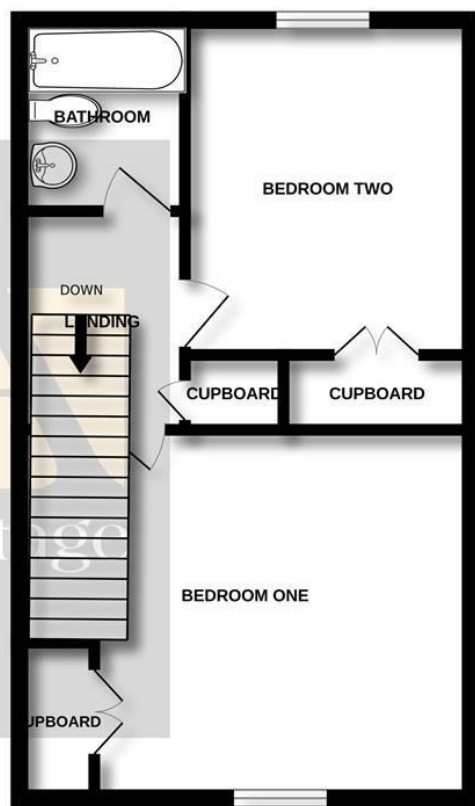
Rights of Way, Easements, Covenants – None that the vendor is aware of



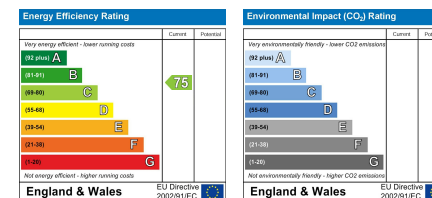
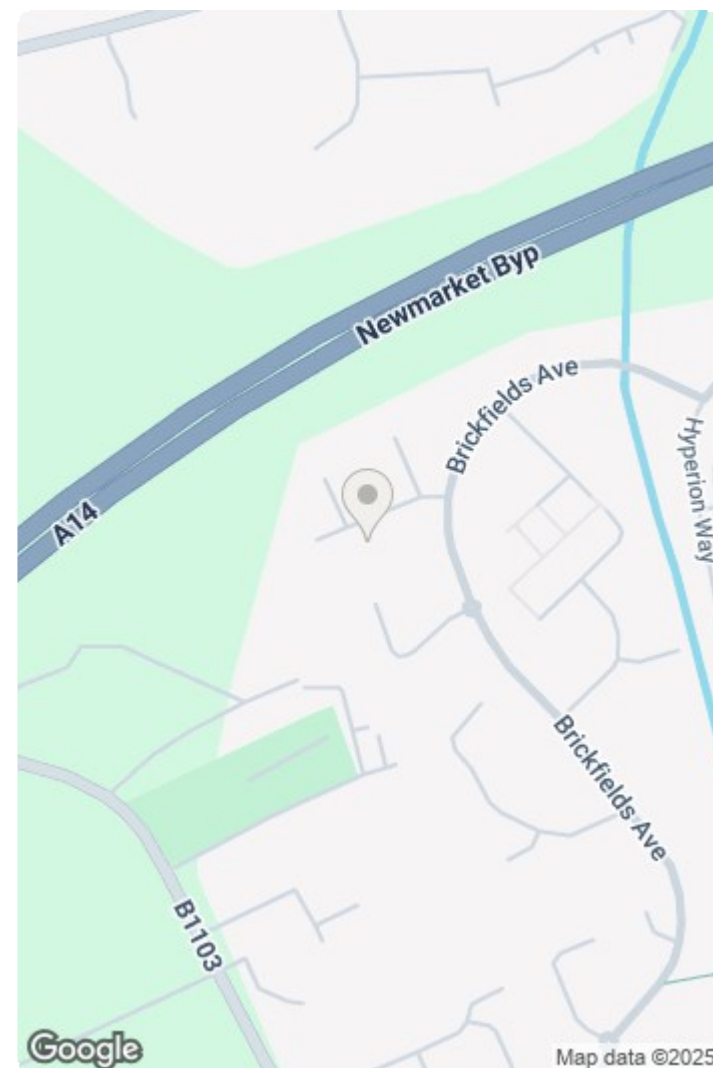
GROUND FLOOR



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.
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