



**Pinza Close, Newmarket CB8 7AR**

**Guide Price £215,000**

**MA**  
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## Pinza Close, Newmarket CB8 7AR

**A well-presented modern two-bedroom home set within a popular, established development, overlooking attractive open green space.**

**The accommodation includes an entrance hall, a well-fitted kitchen, and a bright, spacious living room. There are two good-sized bedrooms and a family bathroom.**

**Externally, the property offers a pleasant rear garden and the added benefit of an adjacent garage en bloc.**

### Entrance Hall

With staircase rising to the first floor, double glazed window to the front aspect, useful understairs storage cupboard, access and door leading through to:

### Kitchen

9'1" x 8'0"

Fitted with a range of eye level and base storage units with granite style work top surfaces over, fully tiled splash backs, inset white sink unit with mixer tap over, space for cooker, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, double glazed window to the front aspect.

### Living Room

15'8" x 11'5"

With large full height double glazed window to the rear aspect, television point, part glazed door leading through to garden.

### Landing

Large over stairs storage cupboard housing Worcester Combi boiler supplying hot water and domestic hot water, access to loft space, access and door leading through to:

### Bedroom 1

15'2" x 8'4"

With double glazed window to the rear aspect.

### Bedroom 2

11'6" x 6'11"

With double glazed window to the rear aspect, built in cupboard.

### Bathroom

8'5" x 5'6"

Suite comprising panel bath, with mixer tap shower over, pedestal wash hand basin, low level WC, fully tiles throughout, heated towel rail, high level double glazed window to the front aspect.

### Outside - Front

Dwarf walled front garden laid to shingle with pathway leading to front door.

### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with a small easy care border, patio area and timber shed.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 61 SQM

Parking – Garage en bloc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

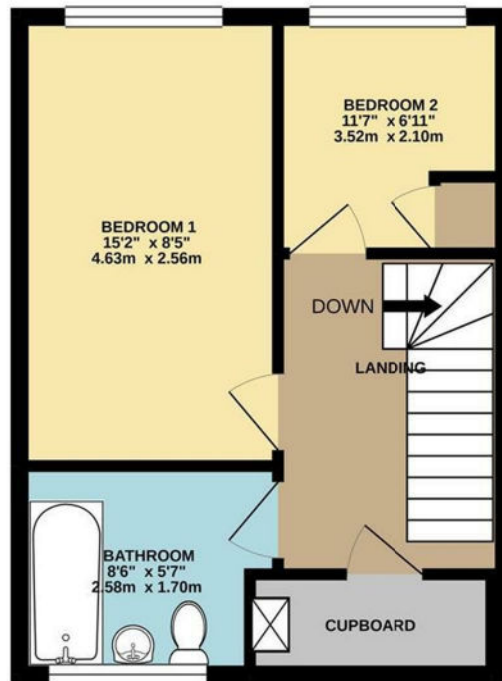
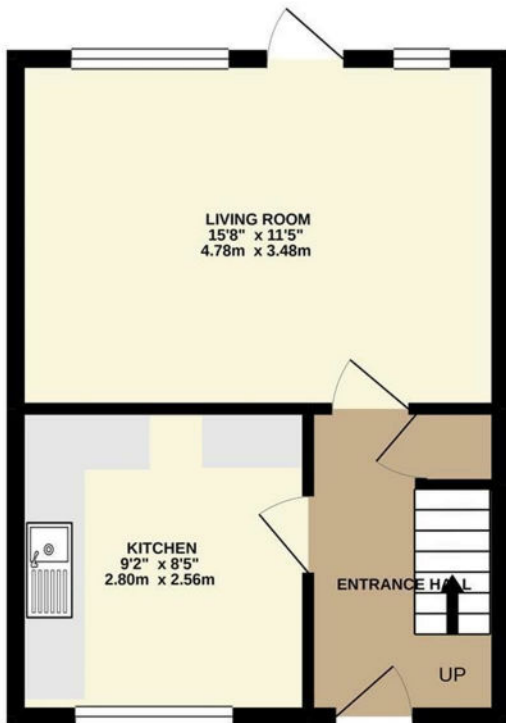
Rights of Way, Easements, Covenants – None that the vendor is aware of

### 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  
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



- Mid Terrace House
- Fitted Kitchen
- Spacious Living Room
- Two Bedrooms
- Modern Bathroom
- Rear Garden
- Garage En Bloc
- Viewing Highly Recommended



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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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Energy Efficiency Rating	
Current	Market
 71	 89
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Market
 G	 C
England & Wales	EU Directive 2002/91/EC

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