



55 Frampton Close
Newmarket, CB8 0SY
50% Shared Ownership £120,000

55 Frampton Close, Newmarket, CB8 0SY

A modern semi-detached home set within this established development and offered for sale with no onward chain.

This well presented property offers accommodation comprising an entrance hall, cloakroom, kitchen, living room/dining room, two double bedrooms and a family bathroom.

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

Leasehold with a 50% share.

EPC (C)
Council Tax Band B (West Suffolk)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Hall

With staircase rising to the first floor, useful understairs built in cupboard, wood effect flooring, radiator, door leading through to:

Living/Dining Room 15'7" x 14'0" (4.75m x 4.27m)

Dual aspect room with window to the side aspect and French style doors leading to the rear garden, wood effect flooring, ample room for dining table and chairs, TV aerial connection point, radiator.

Kitchen 12'2" x 6'8" (3.71m x 2.03m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for cooker, space and plumbing for washing machine, inset sink unit with mixer tap over, wall mounted gas fired boiler, tile

effect vinyl flooring, radiator, window to the front aspect.

Cloakroom

Comprising low level WC and wash hand basin, radiator, window to the side aspect.

First Floor Landing

Door leading through to:

Bedroom 1 14'0" x 11'2" (4.27m x 3.40m)

With window to the rear aspect, built in wardrobes, wood effect flooring, radiator.

Bedroom 2 14'0" x 9'5" (4.27m x 2.87m)

With two windows to the front aspect, access to loft space, airing cupboard, wood effect flooring, radiator.

Bathroom

With suite comprising panel bath with mixer tap and shower attachment, wash hand basin and low level WC, part tiled walls, vinyl flooring, radiator, extractor.

Outside - Front

Front garden laid to lawn and bordered by mature plants/shrubs.

Outside - Rear

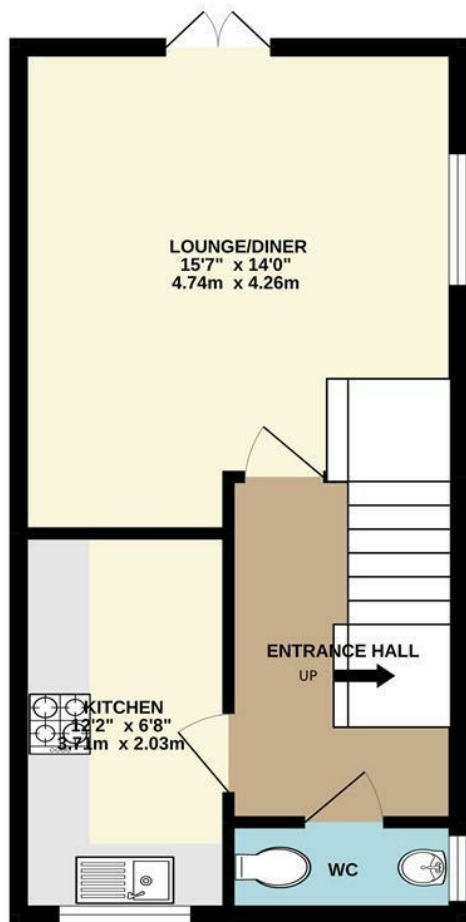
Fully enclosed, part walled rear garden laid to lawn, timber built shed, paved patio/seating area with paved pathway leading gated rear access, residents parking.

Agents Note

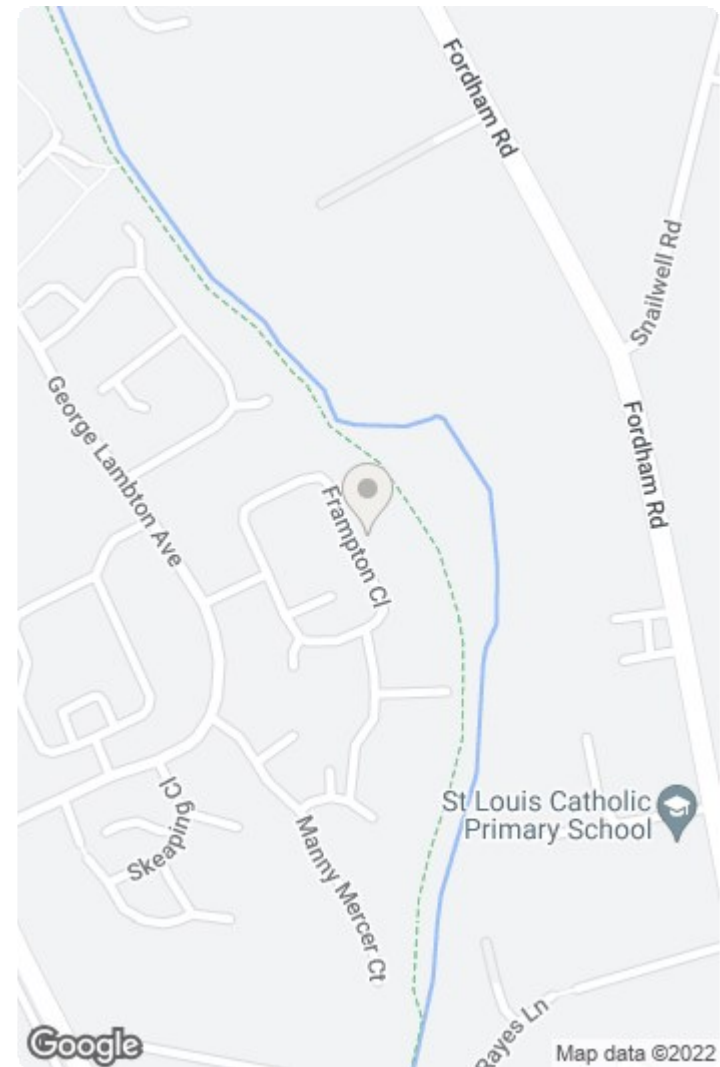
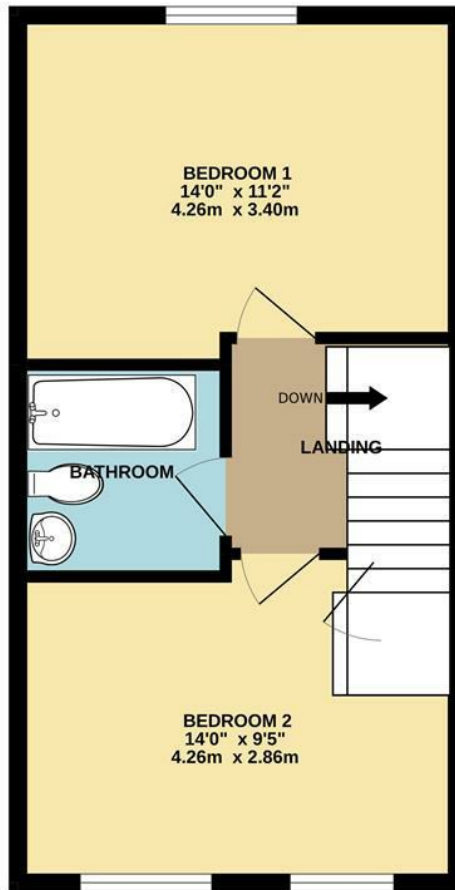
Offered for sale on a shared ownership basis - 50% share. Monthly rent payable is £301.76.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		79	91
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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