



**Bahram Close**  
**Newmarket, Suffolk CB8 0PZ**  
**Guide Price £250,000**

## 2 Bahram Close, Newmarket, Suffolk CB8 0PZ

An established semi-detached family home positioned within this quiet cul-de-sac location and enjoying pleasant and fully enclosed rear gardens.

Accommodation includes an entrance hall, living/dining room, kitchen, side lobby, two good size bedrooms and a bathroom.

Complete with parking to the front for at least two vehicles and a fully enclosed rear garden with useful brick built outhouse.

No onward chain - ideal first or investment purchase.

EPC (D)

Council Tax Band B (West Suffolk)

### Accommodation Details

Front door with storm canopy leading through to:

#### Entrance Hall

With staircase rising to the first floor, window to the side aspect, radiator, access and door leading through to:

#### Living/Dining Room 19'0" x 9'11" (5.79m x 3.02m)

Dual aspect room with window to the front and rear aspects, wood effect flooring, feature fireplace to the side, ample room for dining table and chairs, TV aerial connection point, two radiators.

#### Kitchen 6'2" x 6'2" (1.88m x 1.88m)

Fitted with a range of high gloss contemporary eye level and base storage units with working top surfaces over, built in oven, separate hob with extractor hood over, space for fridge/freezer, space and plumbing for washing

machine, wall mounted gas fired boiler, inset sink unit with spray mixer tap over, tiled splashbacks, tiled flooring, radiator, window to the rear aspect, door to the side aspect, door leading to:

#### Rear Lobby

With access to the front of the property, door leading to the rear garden.

#### First Floor Landing

With access to the loft space, window to the side aspect, access and door leading through to:

#### Bedroom 1 13'4" x 8'9" (4.06m x 2.67m)

With two windows too the front aspect, radiator.

#### Bedroom 2 10'5" x 9'5" (3.18m x 2.87m)

With window to the rear aspect, radiator.

#### Bathroom

With suite comprising panel bath,

wash hand basin and low level WC, part tiled walls, radiator, window with obscured glass to the rear aspect.

#### Outside - Front

Front garden laid to lawn with remainder driveway laid to stone allowing off road parking for vehicles.

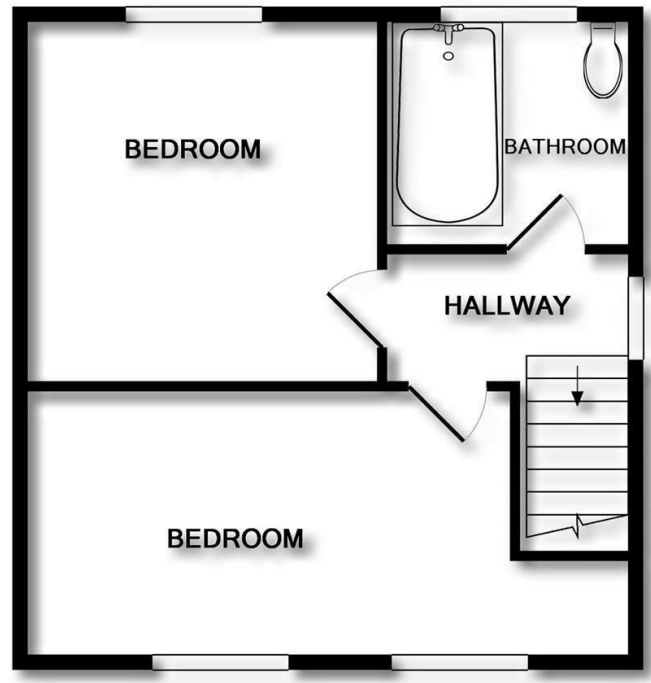
#### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, paved patio/seating area, brick built outhouse with door to the side and window to the rear aspect, outside tap.

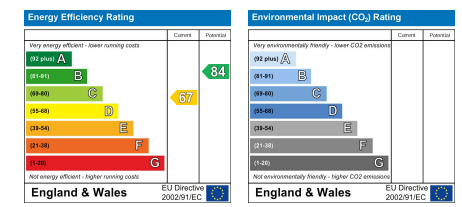
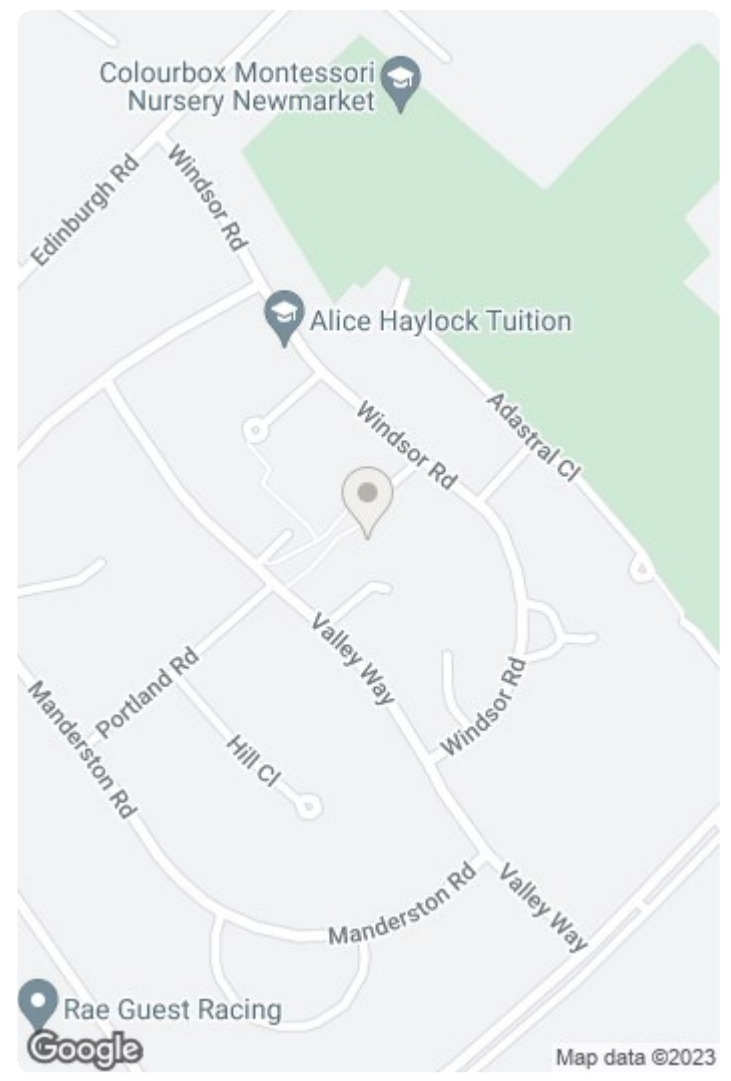




GROUND FLOOR



1ST FLOOR



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