



**21 Guineas Close**  
**Newmarket, CB8 0BE**  
**Guide Price £230,000**

**MA**  
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## 21 Guineas Close, Newmarket, CB8 0BE

Superbly located at the end of a quiet cul-de-sac with open views to the side aspect, an established end of terrace family home offered for sale with NO ONWARD CHAIN.

Well presented and offering generous size rooms throughout, this property enjoys accommodation to include an entrance hall, living room/dining room, re-fitted kitchen, two good size double bedrooms and a family bathroom.

Externally the property offers a fully enclosed rear garden, extensive raised decking area and useful garden shed.

### Entrance Hall

With staircase rising to first floor, two storage cupboards and door through to:

### Reception Room 23'4" x 11'3" (7.12 x 3.45)

With TV connection point, radiator and window to the front and rear aspect.

### Kitchen 9'9" x 7'8" (2.99 x 2.35)

Fitted with both eye and base level storage units with working tops over, integrated oven and 5 ring hob with extractor fan, room for fridge/freezer and washing machine, tiled splashback areas, radiator, window and door to the rear aspect.

### First Floor Landing

With airing cupboard and doors through to bedrooms and bathroom.

### Bedroom 1 13'8" x 11'4" (4.18 x 3.46)

With fitted overhead storage cupboards, radiator and window to the rear aspect.

### Bedroom 2 11'4" x 9'7" (3.46 x 2.94)

With fitted storage cupboard, radiator and window to the front aspect.

### Bathroom

With wash hand sink basin, bath with shower attachment and glass screen and window to the rear aspect.

### WC 6'6" x 2'8" (1.99 x 0.83)

With low level WC.

### Outside - Rear

Fully enclosed, low maintenance rear garden with paved areas and decking, variety of mature plants/shrubs and garden shed.

### Outside - Front

Mature front garden laid to lawn with a variety of plants and shrubs, pathway leading to the front door.

### PROPERTY INFORMATION

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 79 SQM

Parking - On street

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast  
1000Mbps download, 100Mbps upload

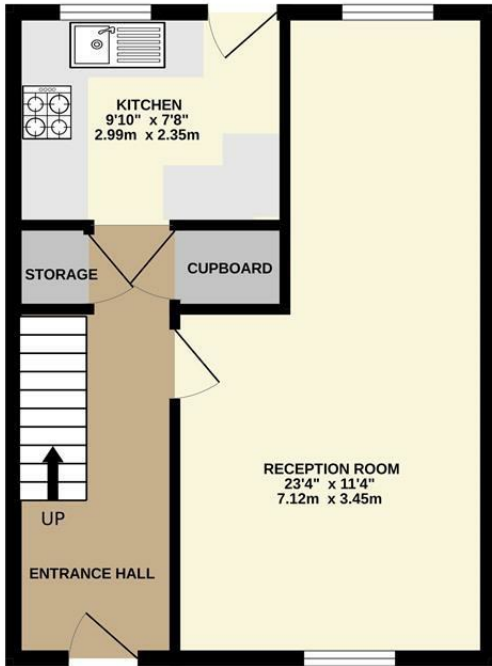
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants

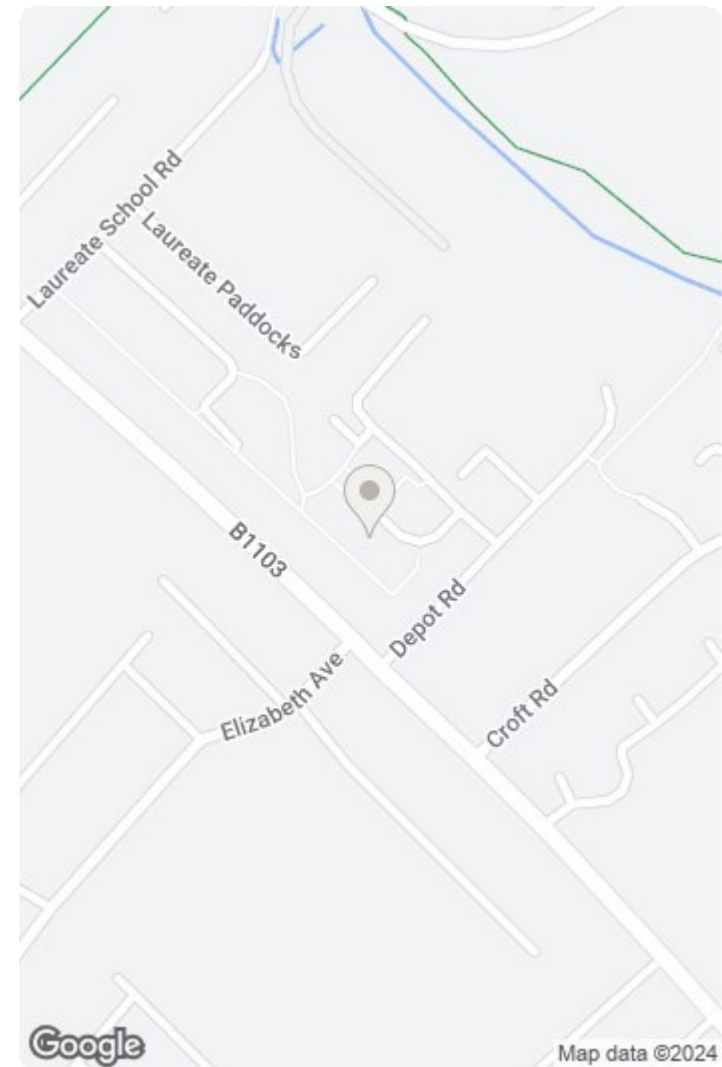
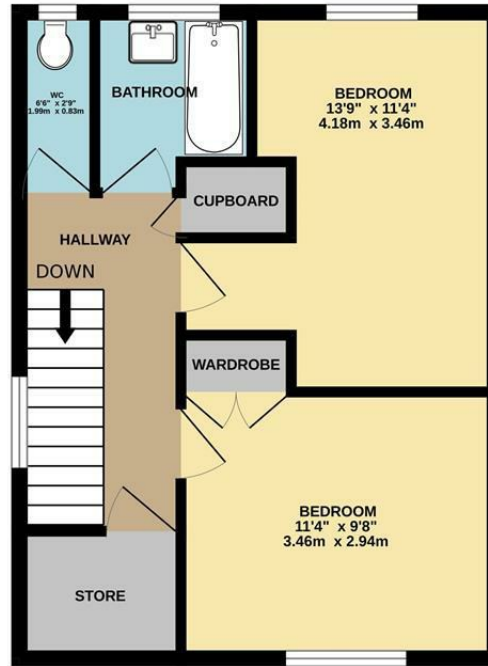
- None that the vendor is aware of



GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



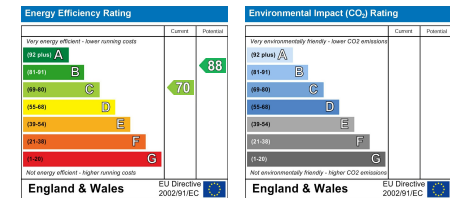
1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



21 GUINEAS CLOSE

TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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