



Clare Place
Newmarket, Suffolk CB8 8BH
Offers In Excess Of £360,000

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Clare Place, Newmarket, Suffolk CB8 8BH

Occupying an enviable corner position in a highly regarded location, this three bedroom semi-detached home has been recently refurbished throughout including new kitchen, bathroom and rewiring.

With accommodation including an entrance hall, sitting room, dining room and kitchen to the ground floor and three bedrooms, bathroom and separate WC to the first floor.

Externally the property benefits from a corner plot with detached garage and parking to the rear.

EPC (D)

Council Tax Band (D)

Entrance Hall

13'5" x 6'9"

With uPVC entrance door, stairs rising to first floor, under stairs cupboard, radiator.

Sitting Room

14'0" x 12'11"

With uPVC window to front aspect, fire place and surround (currently boarded), radiator.

Dining Room

11'10" x 9'11"

With uPVC window and door to rear aspect, radiator.

Kitchen

11'10" x 10'8"

Refitted with a range of wall and base units, stainless steel sink with drainer, solid wood worktops, space and plumbing for washing machine, space for tumble dryer, integrated electric hob with extractor over,

integrated oven and grill. uPVC door leading to rear aspect, uPVC window to side aspect, radiator.

FIRST FLOOR

Landing

With airing cupboard, uPVC window to side aspect.

Bedroom 1

11'10" x 10'11"

With uPVC window to front aspect, built in cupboard, radiator.

Bedroom 2

12'11" x 11'1"

With uPVC window to rear aspect, radiator.

Bedroom 3

10'0" x 8'9" (max)

With uPVC window to front aspect, storage cupboard, radiator.

Bathroom

6'9" x 6'10"

Refitted with panelled bath and shower attachment, wash basin with vanity under, heated towel rail and uPVC window to rear aspect.

WC

With low level W.C., cupboard housing wall mounted gas boiler, window to side aspect.

OUTSIDE

To the front the property is mainly laid to lawn.

To the rear the garden is mainly laid to lawn with greenhouse and access to the garage, gated access to the rear with hard standing for parking.

GARAGE

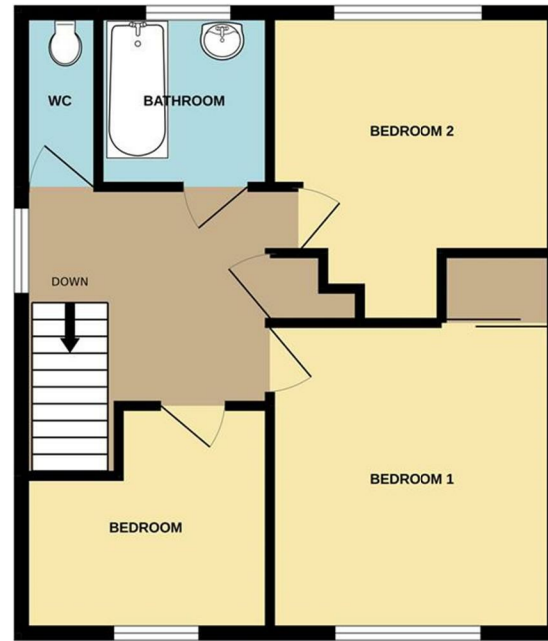
21'1" x 10'0"

With up and over door, door leading to the garden, power and light, window to the side aspect

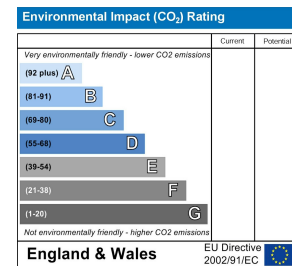
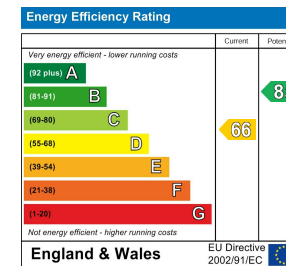


GROUND FLOOR

1ST FLOOR



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