



**Charles Close**  
**Newmarket, Suffolk CB8 0NT**  
**Offers In Excess Of £260,000**

## Charles Close, Newmarket, Suffolk CB8 0NT

A superb opportunity to purchase this end of terrace, 2 double bedroom home located in a quiet cul-de-sac, within easy reach of the town centre and all it's amenities.

With the added benefit of driveway parking for at least 2 vehicles and a large, South facing garden.

### Accommodation Details

#### Entrance Hall

Part glazed door leading in, staircase rising to first floor with under stairs cupboard, wood effect flooring, doors and access through to:

#### Sitting/Dining Room

Television aerial connection point, radiators, wood effect flooring, window to the front aspect, sliding patio doors leading out to rear garden.

#### Kitchen

Fitted with a range of eye level and base storage units with working top surfaces over, one and a half bowl stainless steel sink with drainer and mixer tap over, built in electric oven with separate hob, tiled splash backs, space for under counter fridge/freezer, wall mounted boiler, two storage cupboards, radiator, wood effect flooring, window to the rear aspect, part glazed door out to:

#### Lean To

Door opening to front of the property, windows to the rear and side aspects.

#### First Floor Landing

With window to the side aspect, doors and access to:

#### Bedroom 1

With windows to the front aspect, radiator.

#### Bedroom 2

With window to the rear aspect, radiator.

#### Bathroom

Suite comprising low level wc, pedestal hand wash basin, bath with shower over and glass screen, part tiled walls, radiator, obscured window to the rear aspect.

#### Outside - Front

Laid to lawn with established shrubs and hedges, path to front door, gate to rear garden, driveway providing off road parking.

#### Outside - Rear

Laid mainly to lawn with shrub borders, patio area, brick built barbeque, timber shed and fencing, gated access to the side of the property.

### PROPERTY INFORMATION

EPC - D

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 - 62 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements,

Covenants – None that the

vendor is aware of



GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.

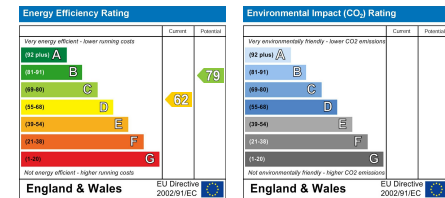
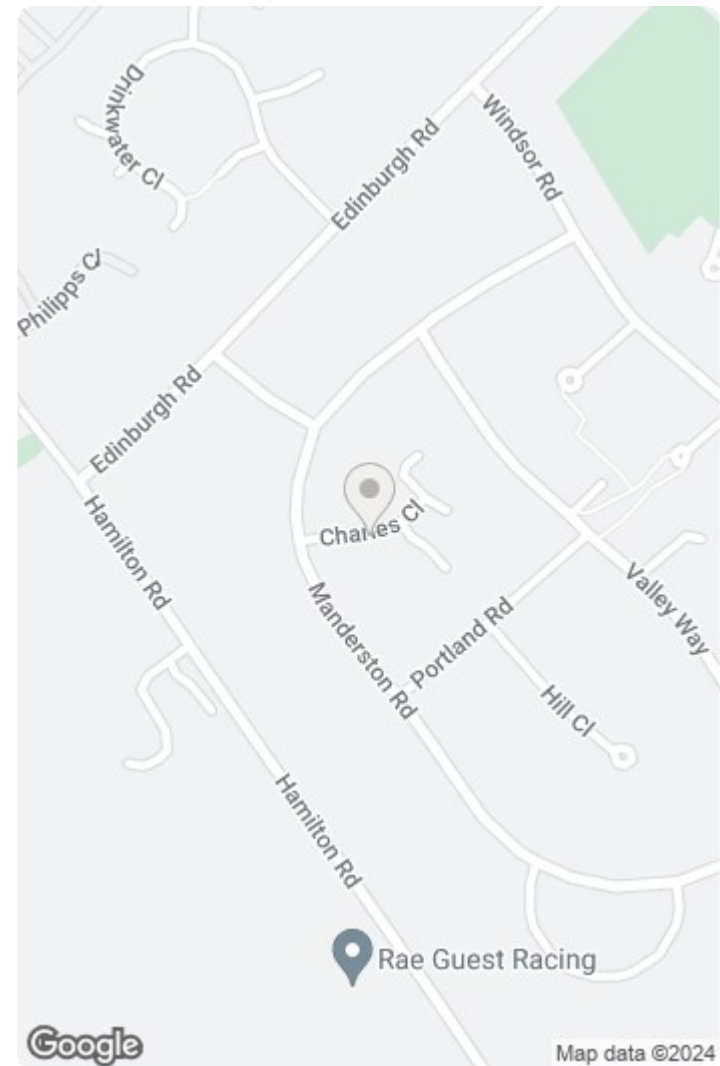


1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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