



Corsican Pine Close
Newmarket, CB8 0DZ
£240,000

MA
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Corsican Pine Close, Newmarket, CB8 0DZ

A smartly presented modern property nestling towards the end of a no-through road and enjoying a pleasant aspect to rear overlooking local allotments.

The property boasts accommodation to include living room, kitchen/dining room, two bedrooms and a first floor bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed rear garden and an allocated parking space in front.

Ideal first time purchase.

Accommodation Details:

Front door through to the:

Living Room 12'10" x 12'6" (3.93 x 3.83)

With TV connection point, radiator, staircase rising to the first floor with storage under, window to the front aspect and door through to the:

Kitchen/Dining Room 12'10" x 8'2" (3.93 x 2.50)

Fitted with both eye and base level kitchen units with work tops over, tiled splash back areas, inset sink and drainer with mixer tap, space for fridge/freezer, cooker and washing machine. Tiled flooring, radiator, window and sliding door out to the rear garden.

First Floor Landing

With radiator and access through to the bedrooms and bathroom.

Bedroom 1 11'11" x 11'3" (3.64 x 3.43)

Double bedroom with fitted

wardrobe, airing cupboard, radiator and window to the front aspect.

Bedroom 2 8'9" x 6'7" (2.69 x 2.02)

With radiator and window to the rear aspect.

Bathroom 6'3" x 5'6" (1.91 x 1.69)

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath with shower attachment, part tiled walls, tiled flooring, heated towel rail and window to the rear aspect.

Outside - Front

Outdoor light and allocated parking space.

Outside - Rear

Fully enclosed rear garden predominately laid to lawn with patio area, a variety of mature shrubs and flowers. Timber garden shed and rear pedestrian gate.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid-terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 50 SQM

Parking - Allocated parking

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast

available, 1000Mbps download, 220Mbps upload

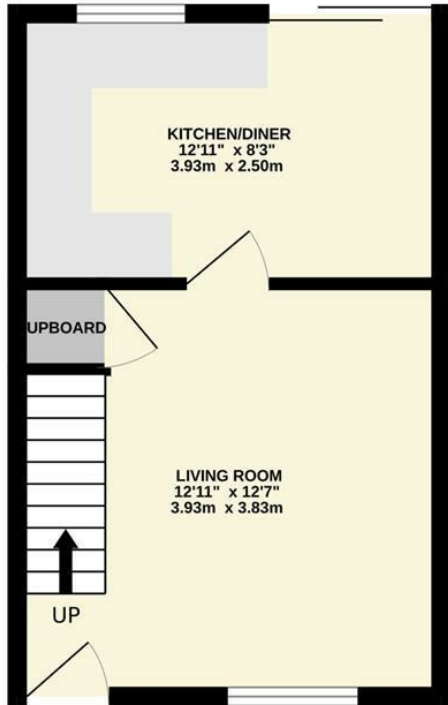
Mobile Signal/Coverage - Good

Rights of Way, Easements,

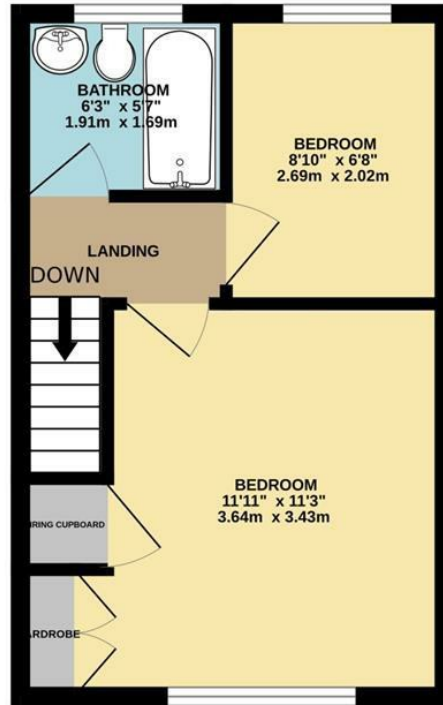
Covenants - None that the vendor is aware of



GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



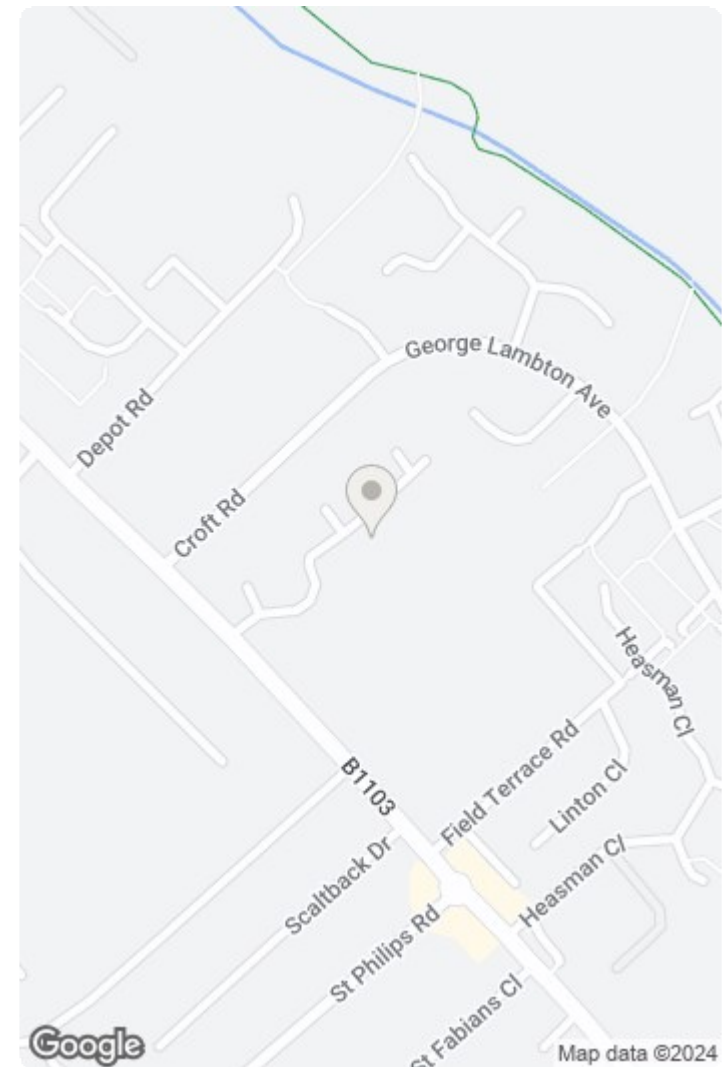
1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



44 CORSICAN PINE CLOSE

TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
70		92			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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