



Guineas Close
Newmarket, CB8 0BE
Guide Price £245,000

Guineas Close, Newmarket, CB8 0BE

A well presented and extended property nestling within a quiet and secluded cul-de-sac offering well appointed and proportioned rooms.

Accommodation comprises a hallway, lounge/diner, conservatory/family room, kitchen, two good size bedrooms with a dressing area, and a bathroom with bath and separate shower cubicle.

Also benefitting from an enclosed South facing rear garden and a newly installed gas central heating system.

Being sold with the added benefit of NO CHAIN

EPC (D)
Council Tax B (West Suffolk)

Accommodation Details:

Part glazed door with storm canopy leading through to:

Hallway

With staircase rising to the first floor, engineered wood flooring, built in storage cupboard, understairs recess, cupboard housing gas fired boiler, radiator, access and door leading through to:

Lounge/Diner 23'11" x 11'5" (7.3 x 3.5)

With full height window to the front aspect, engineered wood flooring, TV aerial connection point, radiator, glazed double doors leading through to:

Conservatory 13'1" x 10'9" (4.0 x 3.3)

With twin ceiling lights, TV aerial connection point, door to utility cupboard, door leading to cloakroom, French style doors leading to the rear garden, access and door leading through to:

Kitchen 10'2" x 7'6" (3.1 x 2.3)

Fitted with a range of eye level and base storage units with granite effect working top surfaces over, inset sink unit with mixer tap over, built in

oven, separate hob with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, breakfast bar, radiator, picture window to conservatory.

WC

Comprising low level WC and wash hand basin set in vanity unit, radiator, extractor.

First Floor Landing

With access to loft space, airing cupboard, storage cupboard, access and door leading through to:

Bedroom 1 13'9" x 11'1" max (4.2 x 3.4 max)

With window to the rear aspect, built in wardrobes, radiator.

Bedroom 2 11'1" x 9'6" (3.4 x 2.9)

With window to the front aspect, built in wardrobe, radiator.

Bathroom 8'10" x 6'10" (2.7 x 2.1)

Suite comprising panel bath, shower cubicle, low level WC, wash hand basin, tile effect flooring, radiator, window to the rear aspect.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, patio area, pathway leading to gated rear access.

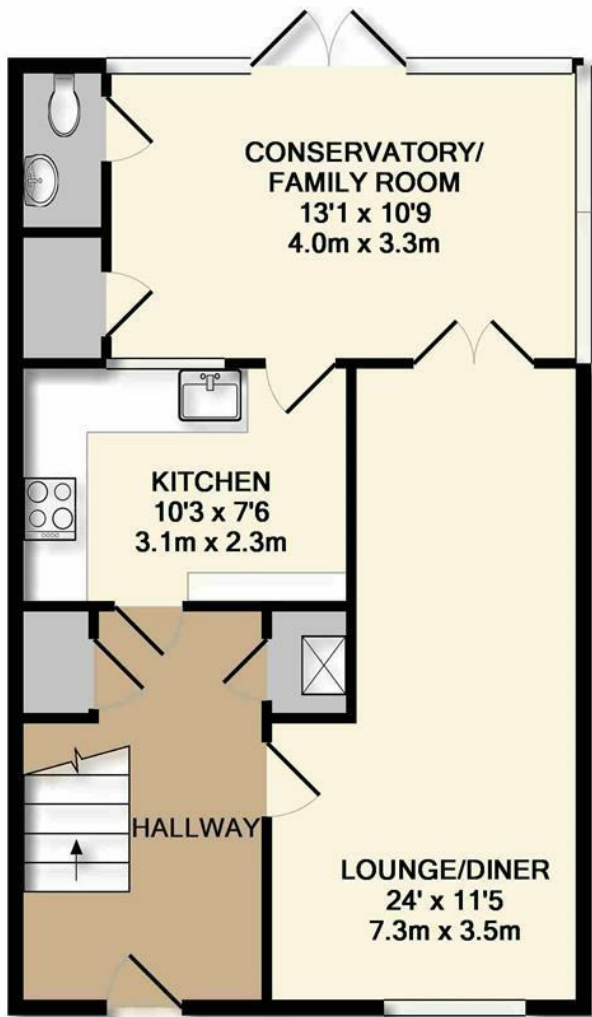
Outside - Front

Gravel frontage with pathway leading to the front door.

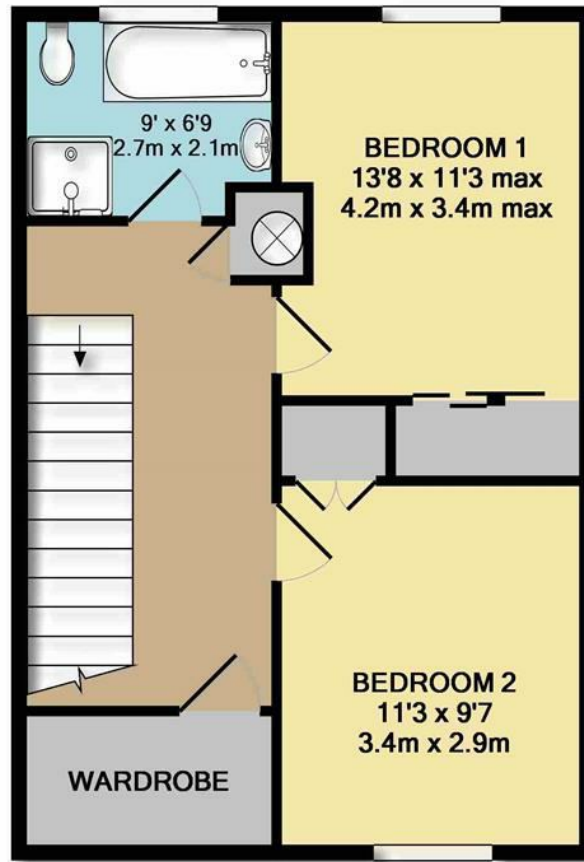
PROPERTY INFORMATION:

- Maintenance fee - N/A
- EPC - D
- Tenure - Freehold
- Council Tax Band - B (West Suffolk)
- Property Type - Terraced
- Property Construction - Standard
- Number & Types of Room - Please refer to the floorplan
- Square Meters - 78 SQM
- Parking - N/A
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating sources - Gas
- Broadband Connected - tbc
- Broadband Type - Ultrafast available
- 1000Mbps download, 1000Mbps upload
- Mobile Signal/Coverage - Good
- Rights of Way, Easements, Covenants - None that the vendor is aware of

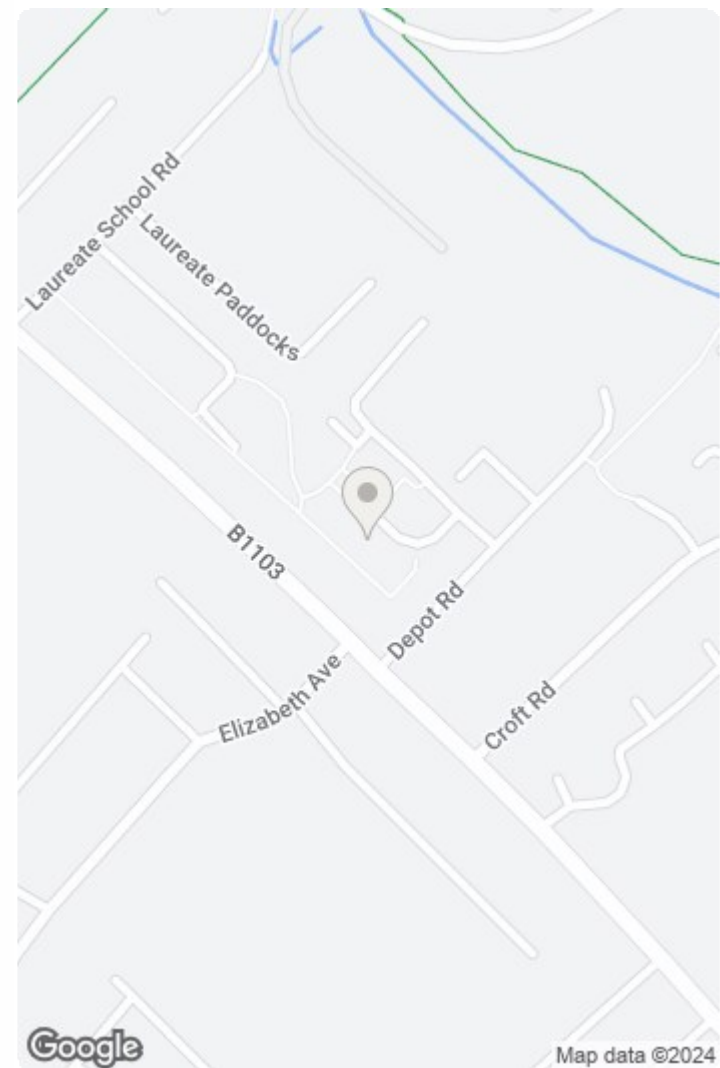




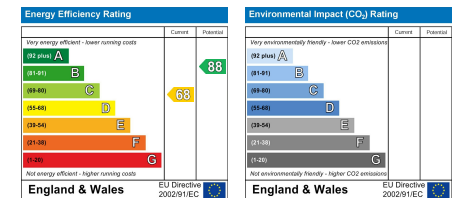
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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