



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

34 Vincent Close, Newmarket, Suffolk, CB8 7AN

WE ARE FULLY BOOKED A 2 bedroom end terraced property situated in an established residential area North from the town centre. The property benefits from a sitting/dining room overlooking the garden, a large double glazed conservatory and a fitted kitchen. Additional features include 2 bedrooms and a bathroom on the first floor, gas central heating, garage and garden. Council tax band B. EPC Rating D.

£975 PCM

- WE ARE NOW FULLY BOOKED FOR VIEWINGS
- 2 Bedrooms
- First Floor Bathroom
- Conservatory
- Gas Central Heating
- uPVC Double Glazing
- Garden
- Garage
- End Terraced Property

NEWMARKET is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.



ACCOMMODATION with approximate room sizes

ENTRANCE HALL

with stairs leading to first floor, understair storage cupboard, radiator.

SITTING/DINING ROOM

15'8" x 11'5" (4.78 x 3.48)

with radiator, window to side aspect, sealed unit double glazed sliding patio door leading to the conservatory.

KITCHEN

8'11" x 8'4" (2.72 x 2.54)

with stainless steel sink unit and drainer with mixer tap, fitted base and wall mounted units, worktops and tiled splashbacks, space for freestanding oven with extractor hood over, space and plumbing for washing machine, window to front aspect.

CONSERVATORY

11'5" x 9'4" (3.48 x 2.86)

uPVC double glazed with a pair of doors to the rear garden.

FIRST FLOOR LANDING

with access to roof space, cupboard housing gas fired central heating boiler and hot water cylinder.





BEDROOM 1

15'1" x 8'4" (4.61 x 2.55)

with radiator, windows to side and rear aspects.

BEDROOM 2

11'5" x 6'11" (3.49 x 2.12)

with built-in cupboard, radiator, window to rear aspect.

BATHROOM

with bath with shower, hand basin with mixer tap and cupboard storage under, concealed cistern low level WC, tiled walls, radiator, window to front aspect.

OUTSIDE

Enclosed rear garden laid to lawn with gated access. Garage situated in a block nearby with a metal up and over door to front.

Letting Agents Notes

Deposit - £1125.00

Holding Deposit - £225.00

EPC - D

Council Tax - B

Square Footage - 667.36

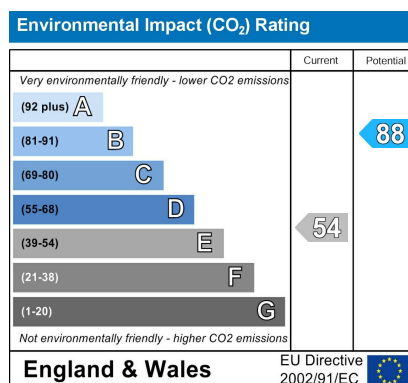
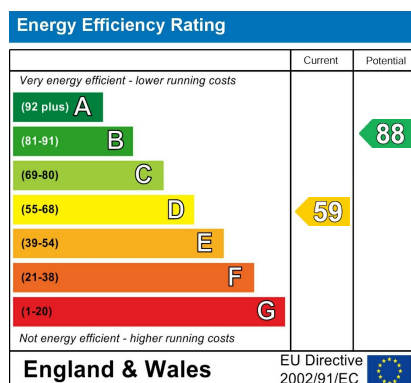
For more information on this property please refer to the Material Information brochure on our Website.





Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.