

Corsican Pine Close, Newmarket, CB8 0DZ

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Newmarket,
CB8 0DZ

3 2 1

Guide Price £285,000

- Modern Semi-Detached House with 3 Bedrooms & 1 Ensuite
- Available with NO ONWARD CHAIN
- Open Plan Kitchen/Breakfast/Dining Area
- First Floor Bathroom
- Enclosed Rear Garden
- Garage & Driveway



A 3 bedroom semi-detached home, ideally situated in a popular residential area within easy reach of the High Street and a range of local amenities. Offered with NO CHAIN the property features an open plan kitchen/breakfast room with a dining/garden room, a separate living room, 3 bedrooms with 1 ensuite and a first floor family bathroom. Outside the property benefits from a driveway providing off-road parking, a single garage and an enclosed rear garden.









LOCATION

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.

ENTRANCE HALL
with entrance door, stairs leading up to the first floor.

LIVING ROOM
with a radiator, double glazed window to the front aspect, opening leading through to:

OPEN PLAN KITCHEN/BREAKFAST ROOM
with a range of wall and base mounted units with worktop surfaces over, inset sink, built-in oven with hob over and extractor hood above, space for fridge/freezer, space and plumbing for washing machine, breakfast bar, radiator, gas fired boiler, double glazed window to the rear aspect, opening through to;

GARDEN/DINING ROOM
A dual aspect room with double glazed windows to the rear and side aspects and a glazed door leading out to the rear garden.

FIRST FLOOR

LANDING
with an airing cupboard and access to loft space.

BEDROOM 1
with built-in sliding door wardrobes, radiator, double glazed window to the front aspect and a step leading up to;

ENSUITE SHOWER ROOM
with a shower cubicle, vanity hand wash basin, part tiled walls, tiled flooring, extractor fan.

BEDROOM 2
with a radiator, double glazed window to the rear aspect.

BEDROOM 3
with a radiator, double glazed window to the rear aspect.

BATHROOM
with a side panel bath with shower attachment, concealed cistern low level WC, pedestal hand wash basin, radiator, double glazed window to the side aspect.

OUTSIDE
The front garden area is enclosed with gated access, mainly laid to lawn with hedgerow and a pathway leads to the front entrance door. A driveway provides off-road parking for 1 car.

The rear garden is mainly laid to lawn with a paved patio seating area, outside tap and outside lighting.

SINGLE GARAGE
with up and over door, power and lighting, pedestrian door leading to the garden.

Sales Agents Notes
Please note there is an annual service charge of approx. £200 payable towards the maintenance of communal areas/roads.

For more information on this property, please refer to the Material Information Brochure on our website.

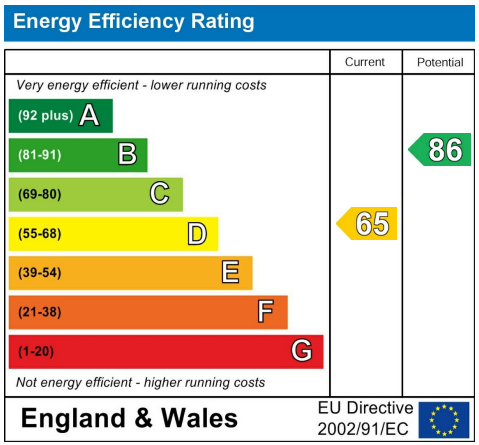




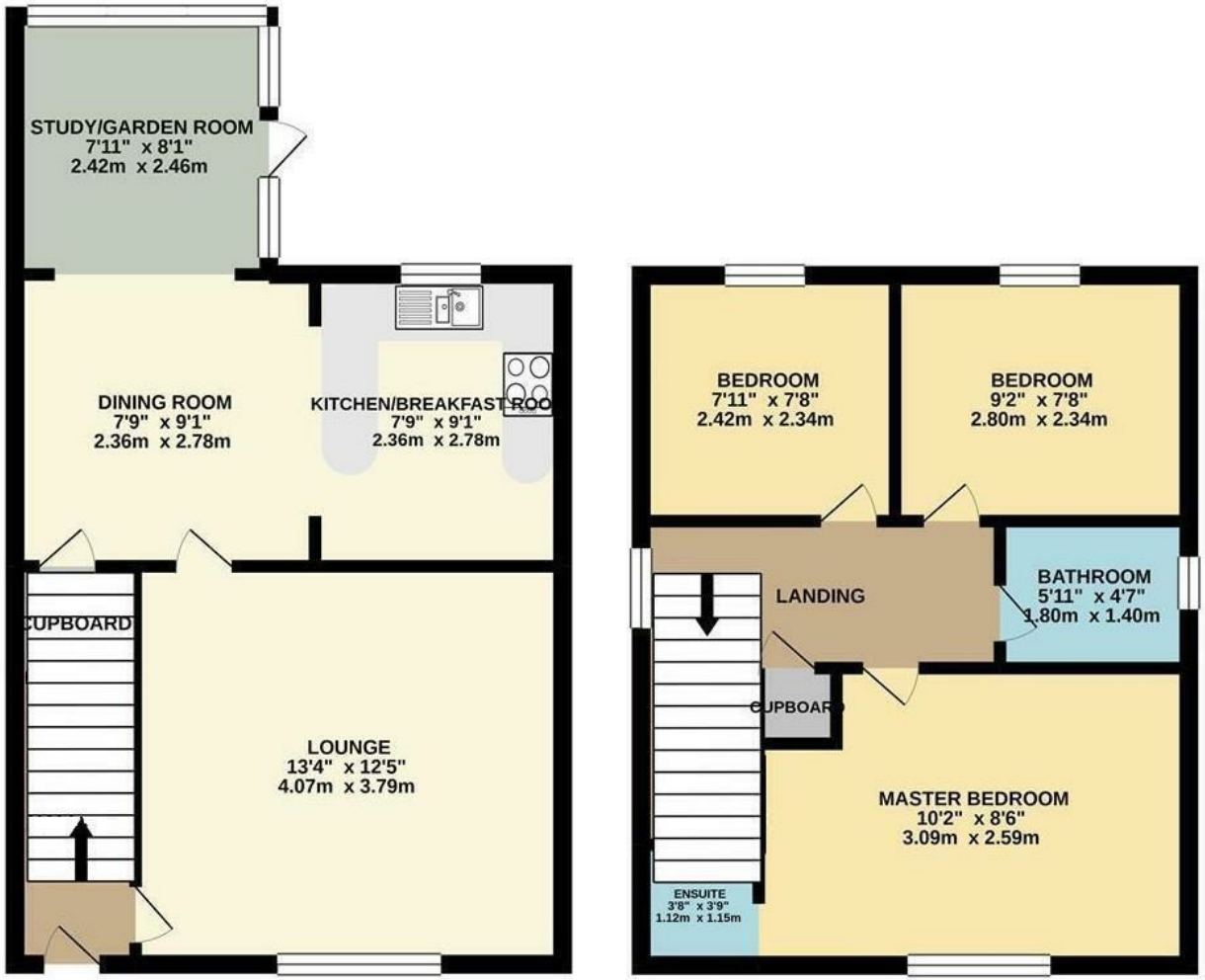








Guide Price £285,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.

TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

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