Heasman Close, Newmarket, CB8 0SS

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Newmarket,
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Offers In Excess Of

- Grade II Listed Property
- 2 Bedrooms - 1 Ensuite
- Modern Kitchen
- Large Living/Dining Room
- Gated Development
- Communal Gardens
- 2 Allocated Parking Spaces
- NO CHAIN

A charming 2 bedroom mews style house forming part of a Grade II listed period property in a sought after gated development. Features include a modern fitted kitchen, a large living/dining room, primary bedroom with ensuite bathroom, a further bedroom and separate shower room. The property benefits from attractive communal gardens, bike storage and 2 allocated parking spaces. Rarely Available - NO CHAIN.

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, laminate flooring, radiator, stairs to the first floor.

LIVING/DINING ROOM
with 3 original arched sash windows to the front aspect, 2 radiators, laminate flooring, under stairs storage cupboard housing the electrics and meters.

KITCHEN
with a range of matching wall and base units with work surfaces over, stainless steel sink, integral appliances include an electric Lamona oven with 4 ring gas hob and extractor hood over, built-in fridge/freezer and washing machine, tiled splashbacks, radiator, laminate flooring, an original arched sash window to the front aspect.

FIRST FLOOR

LANDING

LARGE PRIMARY BEDROOM
with 2 sash windows to the front aspect, access to the loft space.

ENSUITE BATHROOM
with a low level WC, side panel bath with shower over, tiled splashbacks, pedestal wash hand basin, radiator, sash window to the rear aspect.

BEDROOM 2
with a built-in wardrobe, radiator, 2 sash windows to the front aspect.

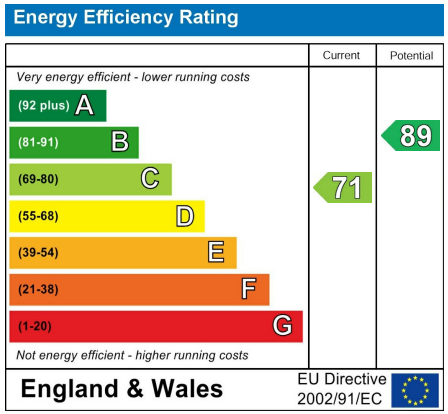
SHOWER ROOM
with a pedestal wash hand basin, shower cubicle, low level WC, tiled splashbacks, extractor fan, laminate flooring, radiator, sash window to the rear aspect.

COMMUNAL GROUNDS
The property features beautiful landscaped communal gardens to the front and rear with hedgerow borders, laid to lawn with flower beds.

Th development is accessed via electric gates with pedestrian access and benefits from allocated parking, a bin store and bike storage.

SALES AGENTS NOTES
An annual fee is payable of approx. £734 for the maintenance of the communal gardens and car park.

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



Offers In Excess Of £280,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

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Approximate Gross Internal Area 1024 sq ft - 95 sq m

Ground Floor Area 479 sq ft – 44 sq m

First Floor Area 545 sq ft – 51 sq m

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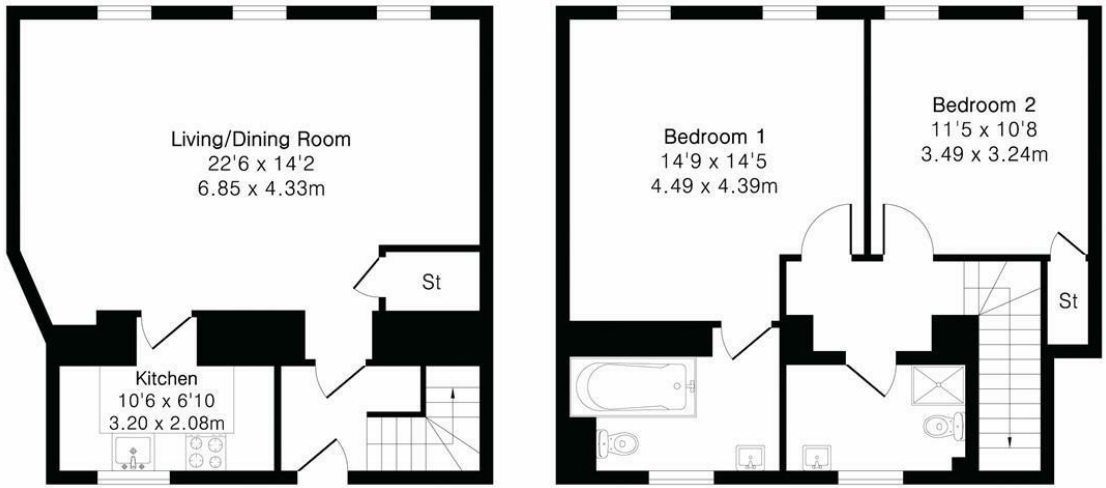

Ground Floor First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

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