



Heasman Close, Newmarket, CB8 0GR

CHEFFINS

Heasman Close

Newmarket,
CB8 0GR

- Mid-Terraced Property
- 2 Double Bedrooms
- First Floor Bathroom
- Modern Kitchen/Dining Room
- Enclosed Rear Garden
- 2 Allocated Parking Spaces

A well presented modern terraced property set towards the end of a quiet cul-de-sac and located close to town amenities. The accommodation benefits from a modern fitted kitchen/dining room, a living room, entrance hall, 2 double bedrooms and a first floor bathroom. Further features include an enclosed rear garden, 2 allocated parking spaces and gas central heating.

2 1 1

Guide Price £270,000





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 a double glazed entrance door, radiator, stairs leading to the first floor.

LIVING ROOM

with a radiator, glazed double doors opening into the kitchen, laminate flooring, under stairs storage cupboard, double glazed window to the front aspect.

KITCHEN/DINING ROOM

A beautifully refitted kitchen with a range of matching solid wood wall and base units, breakfast bar, space for Range oven, space and plumbing for washing machine, integrated dishwasher, ceramic 1.5 bowl sink, laminate flooring, radiator, double glazed window to the rear aspect and a double glazed door opening onto the rear garden.

FIRST FLOOR

LANDING

with access to the loft which is boarded with fitted shelving and ladder (gas fired combination boiler located in the loft).

BEDROOM 1

A double sized bedroom with built-in wardrobes, storage cupboard, radiator, and a double glazed window to the front aspect.

BEDROOM 2

A double sized bedroom with a radiator and a double glazed window to the rear aspect.

BATHROOM

A refitted suite comprising a low level WC, side panel bath with shower over, vanity wash hand basin, radiator, tiled splashbacks, tiled flooring, double glazed window to the rear aspect.

OUTSIDE

To the front of the property is a shared driveway with 2 allocated parking spaces, with an aspect over an open green area.

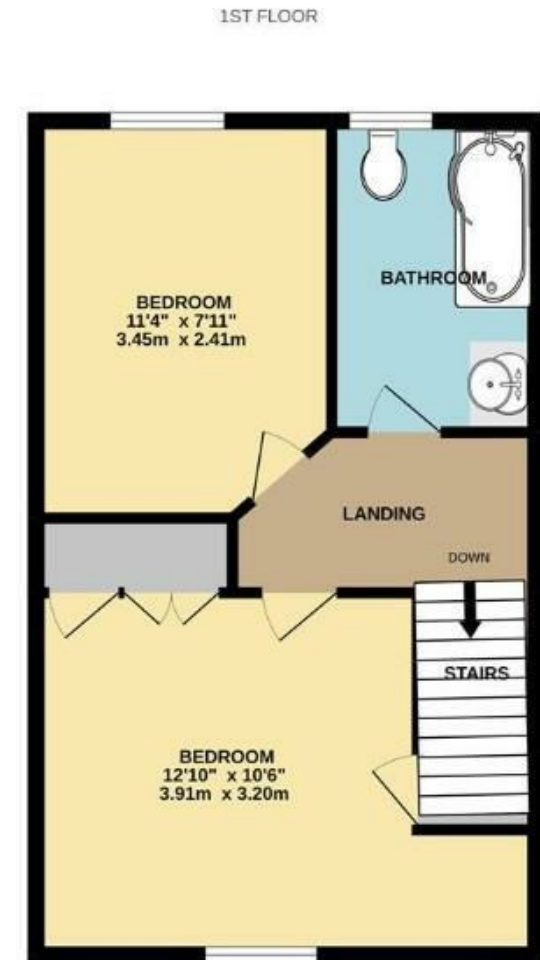
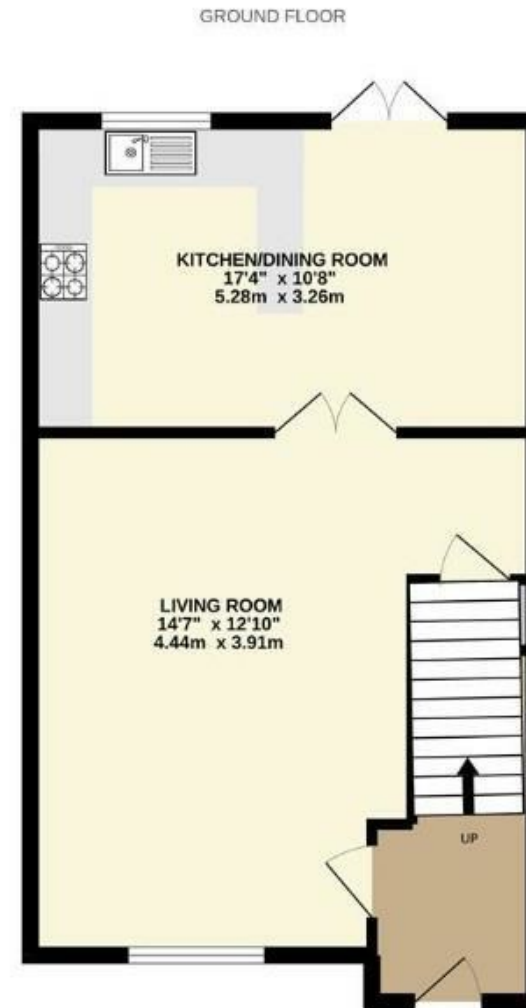
The landscaped rear garden is mainly laid to lawn with grey slate borders, flower and shrub borders, a raised patio seating area with timber shed and gated access that leads around to the front of the property.

Sales Agents Notes

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







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £270,000

Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk

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: 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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