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Residential sales, lettings & management



56 Vincent Close
Newmarket,
CB8 7AN

A modern 2 bedroom bungalow with an attractive enclosed garden and situated in a much requested residential development to the north of Newmarket town centre.

Hall, sitting/dining room, kitchen, shower room, gas heating, double glazing and garage. EPC:TBC

Guide Price: £235,000



Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

This modern bungalow is situated within a popular residential area and offers spacious and modern living accommodation as well as benefiting from a good size, low maintenance garden and a garage en bloc very nearby. The location of the property is within easy reach of Newmarket town centre as well as having local amenities within the close vicinity and good access to the A14 and to the local Retail Park. With the benefit of double glazing and a gas fired radiator heating system, in detail the accommodation includes:

Entrance Hall

With an entrance door, a window to the front aspect, storage cupboard, radiator, open shelving unit.

Kitchen 3.30m (10'10") x 2.95m (9'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer, window to the front aspect.

Sitting/Dining Room 5.77m (18'11") x 3.58m (11'9")

With a window to the rear aspect, door to the rear garden, two radiators TV and telephone point.

Shower Room

Recently re-fitted three piece suite comprising of a walk in shower unit with glass enclosure, wash hand basin, low level WC, tiled surround, three windows to the front aspect, radiator.

Bedroom 1 3.94m (12'11") x 3.58m (11'9")

With a window to the rear aspect, large fitted wardrobe, radiator, door to rear garden.

Bedroom 2 3.33m (10'11") x 2.90m (9'6")

With a window to the front aspect, radiator.

OUTSIDE The property has a gravelled area at the front and a pathway to the front door.

To the rear is an attractive enclosed, low maintenance garden, with steps to the large paved patio area with a variety of flowers and shrub borders, timber garden shed, screen fencing, side gate to the garage in block 3.

Services

Mains water, gas, drainage and electricity are connected.

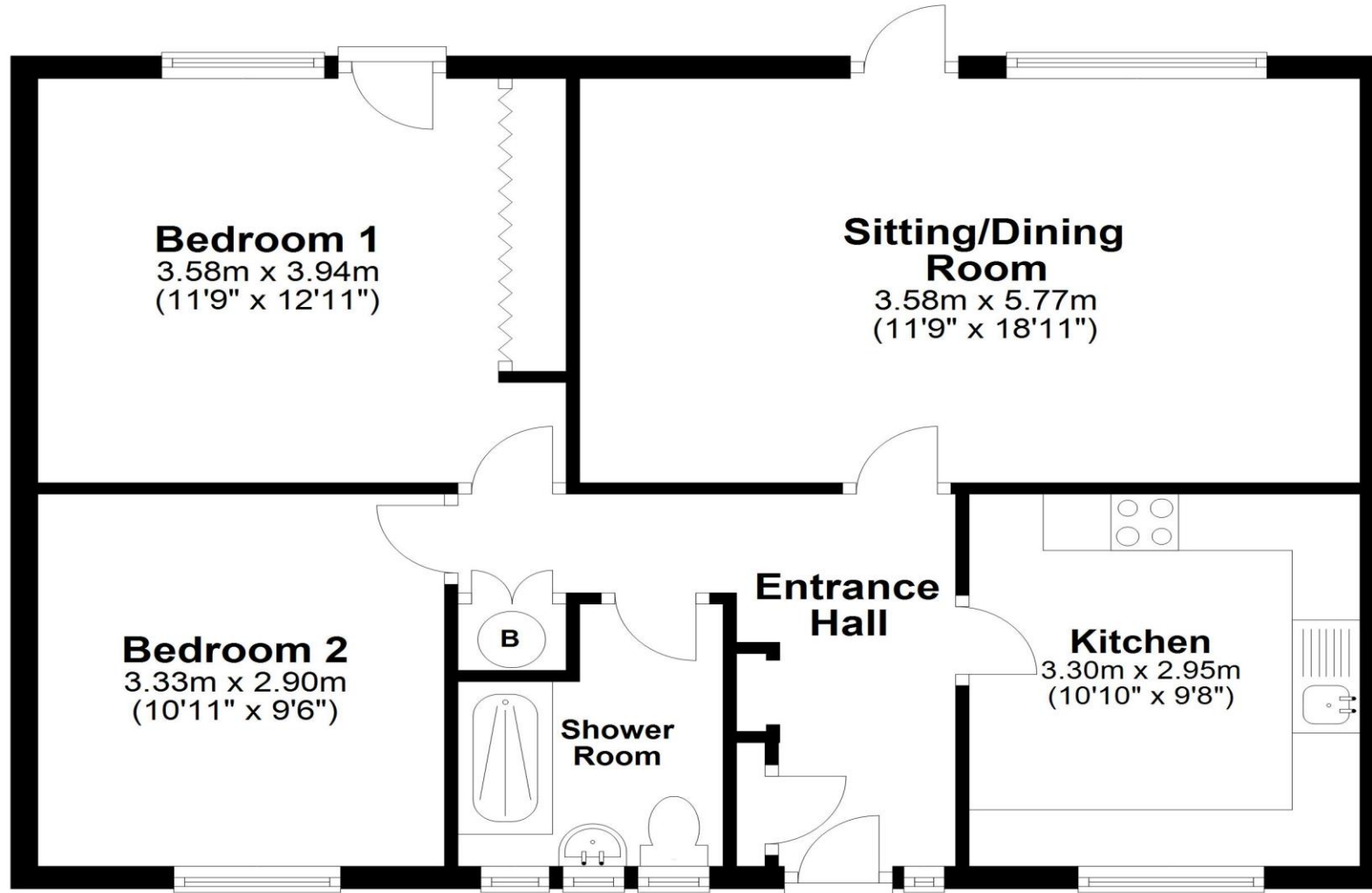
Council Tax Band: B Forest Heath District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



Ground Floor

Approx. 68.3 sq. metres (735.6 sq. feet)



Total area: approx. 68.3 sq. metres (735.6 sq. feet)

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59 High Street, Burwell, Cambridgeshire
Tel: 01638 668 284
Email: burwell@pocock.co.uk www.pocock.co.uk

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested