



Sassoon Close, Newmarket, CB8 0SZ

welcome to

Sassoon Close, Newmarket

A modern, energy efficient, 2 double bedroom, mid-terraced house, with just over 800 sq ft of accommodation, a low maintenance rear garden and allocated off-street parking. This property is within walking distance to the town centre and a variety of shops and amenities.



Accommodation in brief comprises entrance hall with cloakroom/WC, a modern kitchen which has been well maintained and a living room with French doors to the rear garden. Upstairs are two double bedrooms and a bathroom suite with an integrated shower over the bath. This property is complete with gas fired central heating and double glazing throughout. Externally is a low maintenance rear garden mainly laid to patio paving and gated access to a passageway leading to the parking area, with an allocated space.

Ground Floor Accommodation

Entrance Hall

Staircase rising to the first floor, access to the WC, kitchen and the living room.

Living Room

15' 9" x 14' 1" (4.80m x 4.29m)
French doors to the rear garden.

Kitchen

12' 1" x 7' 1" (3.68m x 2.16m)
Fitted with a range of eye and base level storage units with work top surfaces over, window to front aspect. inset stainless steel sink and drainer, built-in extractor filter, space for fridge/freezer and space for a washing machine.

Cloakroom

A low level WC, wash hand basin and an obscured window to the front aspect.

First Floor Accommodation

Landing

Door to the bedrooms, airing cupboard and the bathroom.

Bedroom One

14' 1" x 11' 5" (4.29m x 3.48m)
Window to rear aspect.

Bedroom Two

14' 1" x 9' 8" (4.29m x 2.95m)
Built-in wardrobe and a window to the front aspect.

Bathroom

7' 1" x 6' 9" (2.16m x 2.06m)
Suite comprising a panel sided bath with an integrated shower and screen, and tiling to splash back areas. low level WC and a wash hand basin.

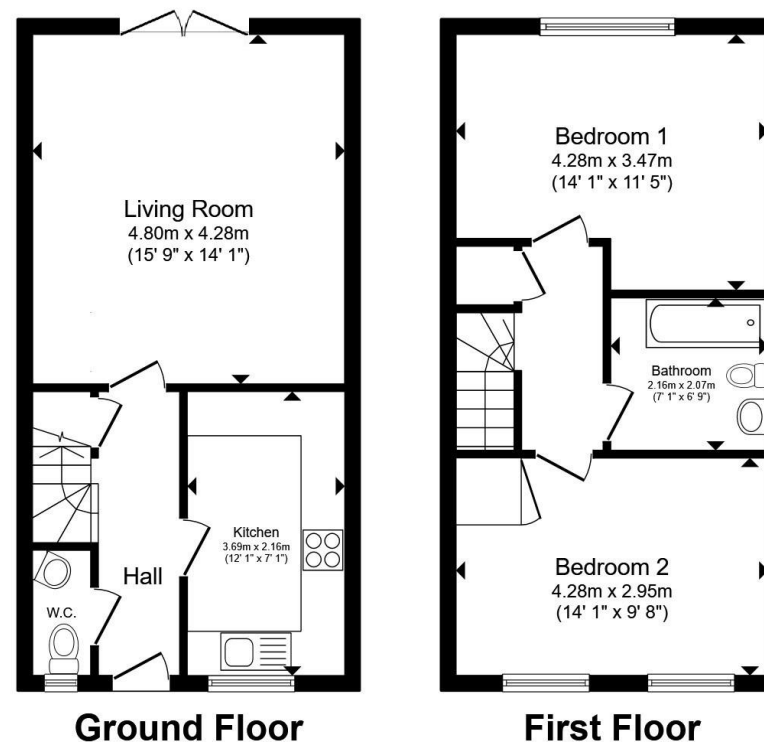
Outside

Garden

An enclosed rear garden, mainly laid to patio paving with gated access to the rear and shrub borders and beds.

Parking

An allocated parking position within the residents parking area.



Total floor area 74.4 m² (801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Sassoon Close, Newmarket

- 2 Double bedrooms
- Well presented throughout
- Low maintenance garden
- Allocated parking

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£250,000



Please note the marker reflects the
postcode not the actual property

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01638 660303



newmarket@tylers.net



Meldreth House Wellington Street,
NEWMARKET, Suffolk, CB8 0HT



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