



Pinza Close, Newmarket

Pocock + Shaw

150 Pinza Close
Newmarket
Suffolk
CB8 7AR

A semi detached two bedroom bungalow overlooking an attractive green and situated in a popular residential area north of the town centre.

No Chain

Guide Price £230,000



Newmarket is 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 semi detached bungalow occupies arguably one of the best locations in this popular development with attractive views over the large open green. The property enjoys well arranged spacious accommodation which would now benefit from some updating. With the benefit of Upvc double glazed windows and a gas fired heating system in detail the accommodation includes:-

Entrance Hall

Upvc entrance door, radiator, central heating thermostat, access to the loft space, built in cupboard, airing cupboard with hot water cylinder.

Kitchen/Breakfast Room 3.33m (10'11") x 2.88m (9'5")

With a range of cupboards and drawers with working surfaces over, range of wall cupboards, sink unit, plumbing for a washing machine, space for a tumble dryer, space for a fridge and a freezer, wall mounted gas fired boiler, Upvc window to the front elevation, radiator.

Sitting/Dining Room 5.78m (19') x 3.57m (11'9")

With two Upvc windows overlooking the rear garden, two radiators and door to the garden.

Bedroom 1 3.93m (12'11") x 3.57m (11'9")
Upvc window to the rear, radiator, door to the garden.

Bedroom 2 3.33m (10'11") x 3.00m (9'10")
Upvc window to the front, radiator.

Bathroom

Fitted with three piece suite comprising of a bath with an electric power shower over, wash hand basin and low-level WC, tiled surround, Upvc window to the front, heated towel rail.

Outside

The property is set behind a shingle front garden with low wall and garden gate. The rear garden is enclosed and is laid to lawn with patio area, timber garden shed and gate to the rear. Garage located in garage block 5.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area. The property is not in a flood risk area.

Internet connection, basic: 5Mbps, Ultrafast:

1000Mbps.

Mobile phone coverage by the four major carriers available.

EPC: D

There is an intruder alarm fitted.

Council Tax Band: B West Suffolk District Council

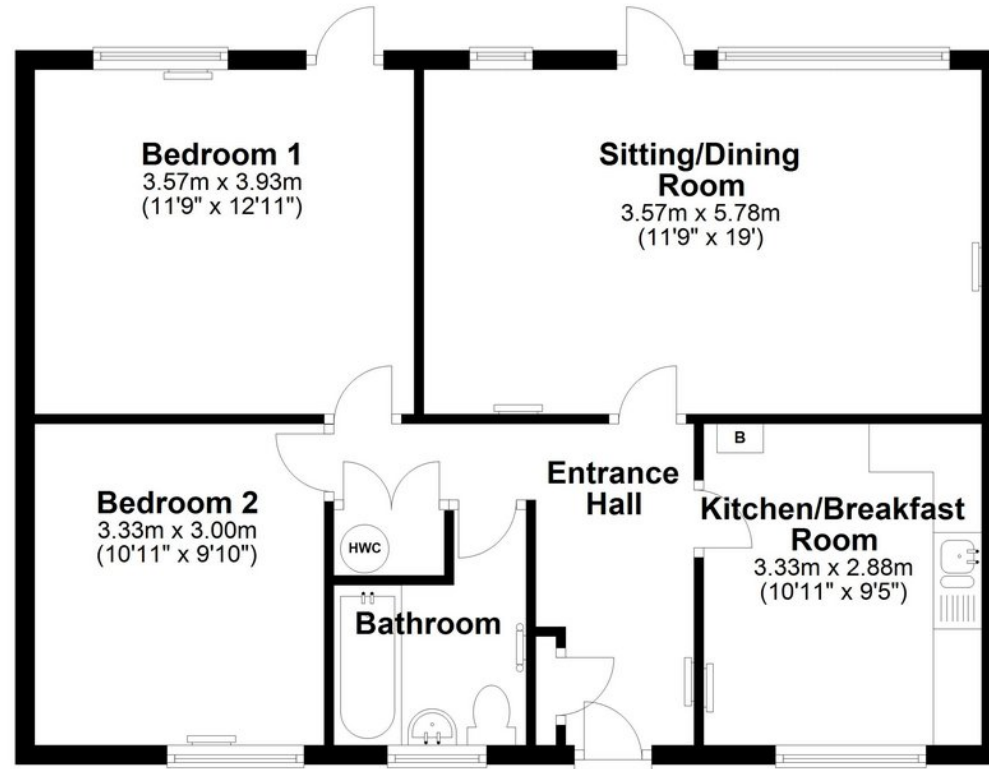
Viewing: Strictly by prior arrangement with Pocock + Shaw. PBS





Ground Floor

Approx. 61.7 sq. metres (664.3 sq. feet)



Total area: approx. 61.7 sq. metres (664.3 sq. feet)

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

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