



Field Terrace Road, Newmarket, Suffolk

Pocock + Shaw

31 Field Terrace Road  
Newmarket  
Suffolk  
CB8 0AD

Pocock + Shaw are delighted to bring to the market this charming Victorian three bedroom mid terraced house located in a popular residential area. The accommodation has the benefit of gas central heating and includes a lounge and separate dining room, kitchen and ground floor bathroom, three good sized bedrooms, courtyard garden with gated rear access. No Chain.

Guide Price £245,000



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 charming Victorian cottage offers well planned accommodation over two floors and benefits from uPVC double glazing and a gas fired radiator heating system.

#### Ground Floor

**Sitting Room** 3.33m (10'11") x 3.41m (11'2")  
With a bay window to the front, brick style fire surround, radiator, double doors to:

**Dining Area** 3.34m (11') x 3.26m (10'8")  
With a uPVC double glazed window to the rear aspect, tiled flooring, radiator, under stair storage cupboard and entrance to:

**Kitchen** 3.73m (12'3") x 2.74m (9')  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge and freezer, fitted electric oven, built-in four ring gas hob with

extractor hood over, uPVC double glazed window to side aspect, tiled flooring, opening to rear porch and:

#### Bathroom

Fitted with three piece suite comprising of double shower, wet room flooring, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC windows to the side, heated towel rail.

#### First Floor

#### Landing

Access to loft space.

**Bedroom 1** 3.33m (10'11") x 3.41m (11'2")  
With a uPVC double glazed windows to the front aspect, radiator, fitted cupboards.

**Bedroom 2** 3.34m (11') x 2.40m (7'10")  
With a uPVC double glazed window to the rear aspect, radiator.

**Bedroom 3** 3.62m (11'11") x 2.76m (9'1")  
With a uPVC double glazed window to rear the aspect, radiator, built in storage cupboard.

#### Outside

The cottage is set behind a front garden with low brick wall and path to the front door. Rear courtyard garden with rear pedestrian access.

#### Tenure

The property is freehold.

#### Services

Mains water, gas, drainage and electricity are connected.



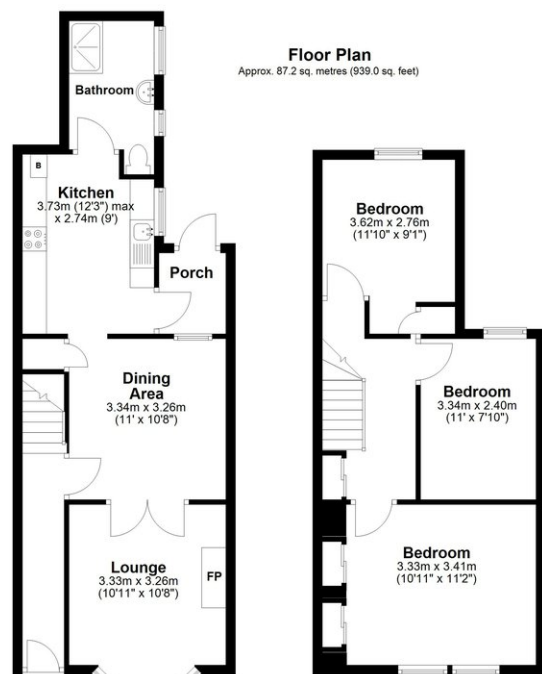
The property is not in a conservation area and has a very low flood risk.

Broadband  
Basic - 14 Mbps  
Superfast - 75 Mbps  
Ultrafast - 1000 Mbps

Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

Council Tax Band: B West Suffolk District Council

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



Total area: approx. 87.2 sq. metres (939.0 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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