



Exeter Road, Newmarket

Pocock + Shaw

39 Exeter Road
Newmarket
Suffolk
CB8 8LP

A charming Victorian terraced cottage situated close to the town centre having just been re carpeted and re decorated.

An excellent first time buy or investment property. EPC: D

Guide Price £240,000



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 3.67m (12') x 3.37m (11'1")
With a uPVC window to the front, period style fireplace with wooden fire surround, radiator, door to:

Dining Room 3.67m (12') x 3.33m (10'11")
With a uPVC double glazed window to the rear aspect, double radiator, stairs to the first floor, under stair storage cupboard.

Kitchen 3.32m (10'11") x 2.11m (6'11")
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:-

Inner Hall

Tiled flooring, part glazed uPVC door to outside, storage cupboard.

Bathroom

Fitted with three piece suite comprising of a bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC window to the side, heated towel rail, tiled flooring.

First Floor

Landing

Access to loft space.

Bedroom 1 3.67m (12') x 3.33m (10'11")
With a uPVC double glazed window to the front aspect, double radiator.

Bedroom 2 3.34m (10'11") x 1.90m (6'3")
With a uPVC double glazed window to rear the aspect, radiator.

Bedroom 3 3.32m (10'11") x 2.11m (6'11")
With a uPVC double glazed window to rear the aspect, double 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 side pedestrian access.

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 in a medium flood risk area.

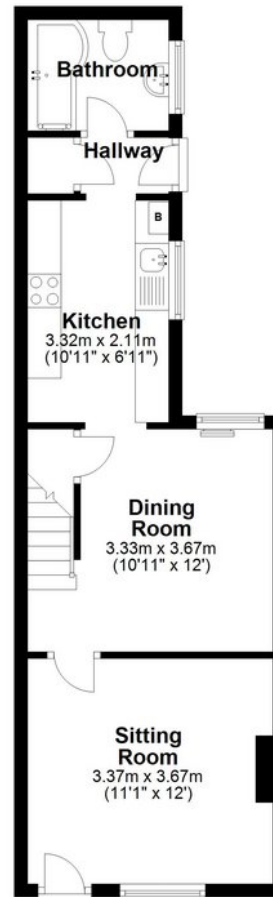


Council Tax Band: B West Suffolk District Council

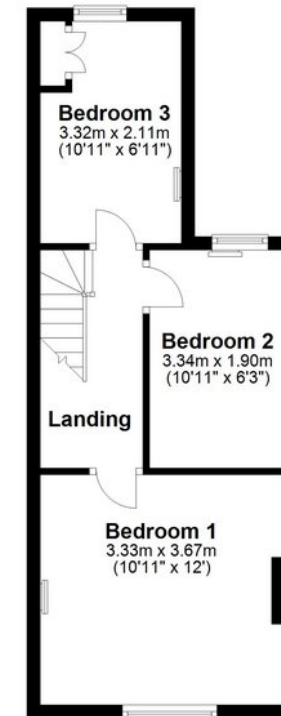
Viewing: Strictly by prior arrangement with Pocock + Shaw. PBS



Ground Floor



First Floor



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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

