



Manderston Road, Newmarket

Pocock + Shaw

171 Manderston Road
Newmarket
Suffolk
CB8 0QG

An extended 3 bedroom semi-detached house offering potential for updating and improvement and standing in a popular town location. The property is offered with vacant possession and benefits from an open plan living room and dining area, a kitchen and separate utility area and a large conservatory. Features include attractive established gardens, off road parking and a garage.

Guide Price £300,000



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 regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Entrance Porch

Entrance Hall with stairs leading to the first floor.

Dining Area 4.43m (12'6") x 4.43m (12'6") x 3.59m (11'9") open plan with the living room.

Living Room 3.59m (11'9") x 3.23m (10'7") with a gas fire.

Utility Area 2.24m (7'4") x 2.29m (7'6") with fitted units.

Cloakroom with a low level WC, handbasin.

Kitchen 2.29m (7'6") x 2.24m (7'4") with a stainless steel sink with mixer tap, fitted base and wall units, integrated eye level double oven, 4 burner gas hob with extractor hood over, space and plumbing for a washing machine.

Conservatory 2.62m (8'7") x 5.99m (19'8") uPVC double glazed and with door leading to the garden.

First Floor Landing

Bedroom 1 3.59m (11'9") x 4.01m (13'2")

Bedroom 2 3.39m (11'11") x 3.67m (12')

Bedroom 3 2.44m (8") x 2.49m (8'2") with a fitted cupboard

Bathroom with a large independent shower, pedestal wash hand basin and low-level WC, tiled walls, cupboard housing the combination boiler.

Outside

The property is attractively set back from the road with a block paved driveway to the side, a front garden with a variety of established shrubs and hedge boundary, pedestrian gated access to the rear garden.

Large rear garden laid to lawn with established shrub borders and a paved patio area, summer house and a pedestrian gated access to the parking area.

Single garage to the rear of the property located in a block in a communal parking area.

Tenure - The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: C West Suffolk District

Council.

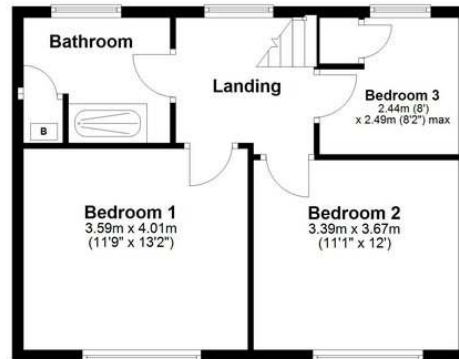
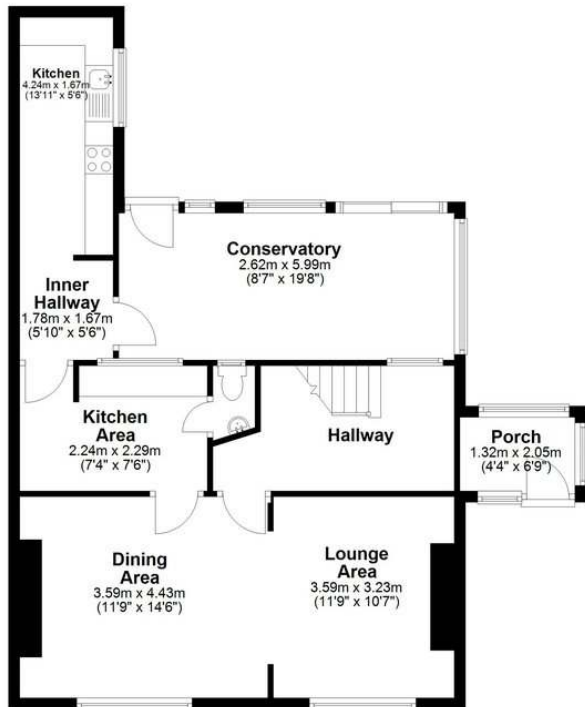
The property is not in a conservation area and is not at risk of flooding.

Viewing: Strictly by prior arrangement with Pockock & Shaw. RG





171 Manderston Road
 Approx. 121.7 sq. metres (1310.0 sq. feet)



Total area: approx. 121.7 sq. metres (1310.0 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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