



Aureole Walk, Newmarket, Suffolk

Pocock + Shaw

495 Aureole Walk  
Newmarket  
Suffolk  
CB8 7BQ

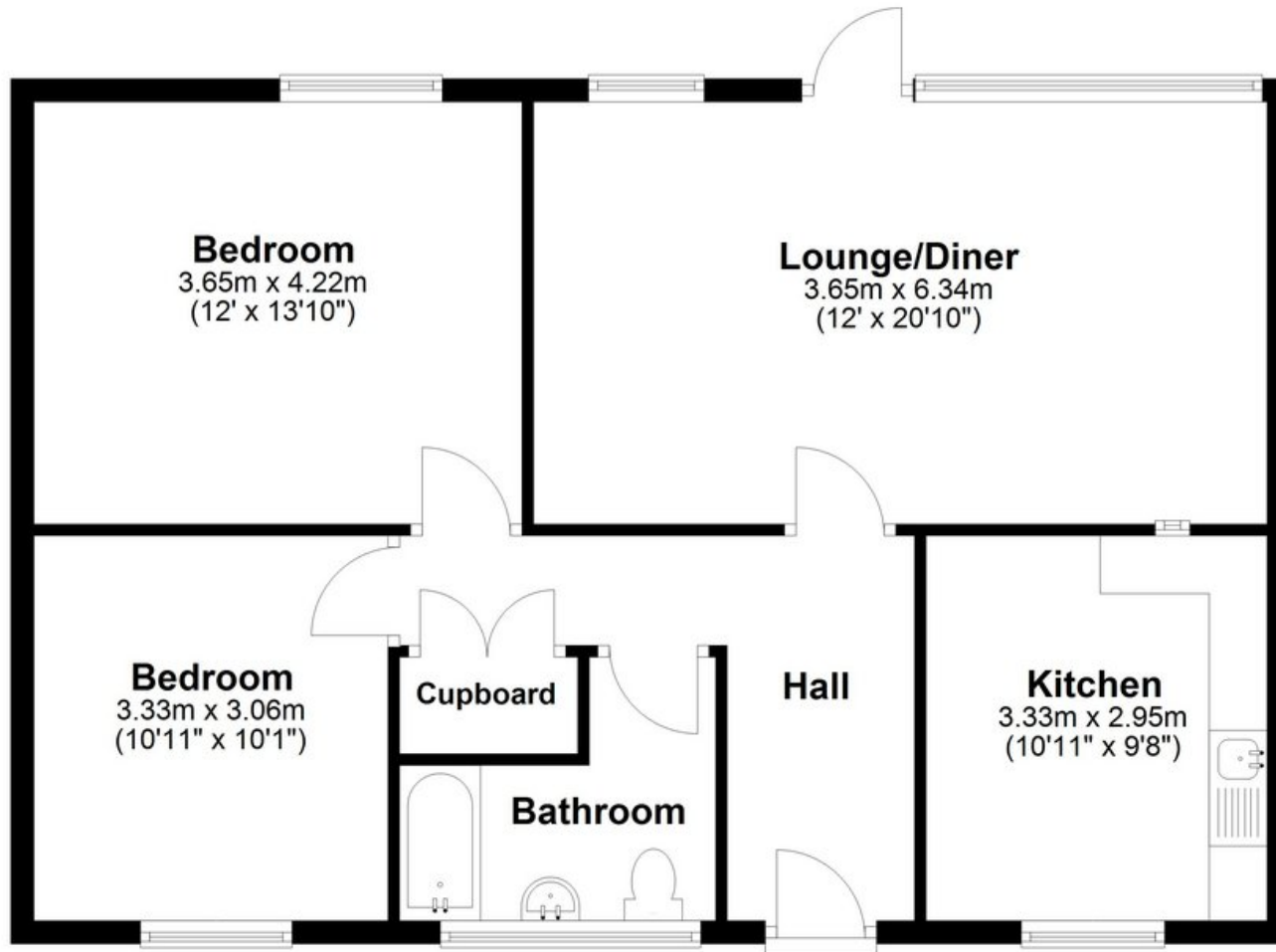
Pocock + Shaw are delighted to bring to the market this two-bedroom semi-detached bungalow, nestled in one of the most sought-after locations. Perfect for families and professionals alike, this home offers a blend of comfort and convenience. The property features two generously sized bedrooms, providing ample space for relaxation and rest.

Guide Price £240,000



## Ground Floor

Approx. 75.4 sq. metres (811.7 sq. feet)



Total area: approx. 75.4 sq. metres (811.7 sq. feet)

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One of the stand out features of this home is its beautifully landscaped garden. This space is perfect for enjoying a morning coffee, hosting gatherings, or simply unwinding amidst nature's beauty. The property is situated in a great location, with easy access to local amenities, schools, and public transportation, making it an ideal choice for those seeking a vibrant yet peaceful lifestyle. Don't miss the opportunity to make this charming property your new home!

Newmarket 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, an 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.

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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#### Garage

A single garage with an up and over door, located very nearby.

#### Tenure

The property is freehold.

#### Services

Mains water, gas, drainage and electricity are connected.

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

Council Tax Band: B West Suffolk

Viewing: Strictly by prior arrangement with Pocock & Shaw.

