



Warrington Street, Newmarket, Suffolk

Pocock + Shaw

10 Warrington Street
Newmarket
Suffolk
CB8 8BA

An attractive end of terrace period cottage situated in a popular location just to the south of the town centre and within easy reach of the railway station.

Two reception rooms, kitchen, two bedrooms, 1st floor bathroom, gas fired radiator heating, courtyard garden.

Guide Price £208,000
NO CHAIN



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 end of terrace cottage dates from the Victorian period and is of a traditional brick construction under a slate roof. The property offers well presented accommodation benefiting from double glazed windows, fitted kitchen, 1st floor bathroom with a separate shower and a court yard rear garden. Heated via a gas fired radiator system in detail the accommodation includes:-

Ground Floor

Sitting Room 3.37m (11'1") x 3.05m (10')
PVCu double glazed window to front aspect, part glazed entrance door, radiator, meter cupboard, dado rail and door to:

INNER LOBBY

With staircase to the 1st floor.

Dining Room 3.37m (11'1") x 3.07m (10'1")
PVCu double glazed window to rear aspect, radiator, under stair storage cupboard.

Kitchen 2.54m (8'4") x 2.13m (7')
Fitted with a range of base and eye level units, 1¼ bowl sink unit with single drainer and mixer tap, plumbing and space for a slimline dishwasher, electric oven, gas hob with extractor hood over, PVCu double glazed window to side aspect, door to garden:

First Floor

Landing

Bedroom 1 3.37m (11'1") x 3.05m (10')
PVCu double glazed window to the rear aspect, radiator, door to:

Bathroom

Fitted with four piece suite comprising bath, pedestal wash hand basin, shower cubicle, low-level WC, PVCu double glazed window to rear aspect, radiator, wall mounted combination boiler serving heating system and domestic hot water.

Bedroom 2 3.37m (11'1") x 3.06m (10'1")
PVCu double glazed window to front aspect, radiator, built in storage cupboard with access to the loft space.

OUTSIDE

Rear court yard garden with shingle and concrete and two outside stores, one containing plumbing for a washing machine.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area. The property is in a no flood risk area.

Internet connection, basic: 18Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

Car parking is available in the street.

EPC: E

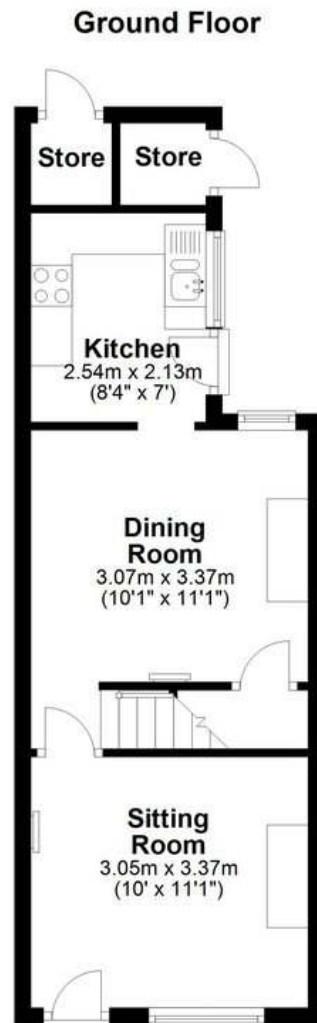
Tenure

The property is freehold.

Council Tax Band B West Suffolk District Council

Viewing Strictly by prior arrangement with Pocock + Shaw. PBS





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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