



Brinkley Road, Burrough Green, Newmarket

Pocock + Shaw

17 Brinkley Road
Burrough Green
Newmarket
CB8 0PJ

A modern 3 bedroom end terraced house forming part of a development of just 8 homes located on the outskirts of a sought after Cambridgeshire village. The property is superbly presented and benefits from a corner position with a double aspect living room, a fitted kitchen/dining room and a ground floor cloakroom. Features include a private enclosed garden and 2 allocated parking spaces.

Guide price £310,000



Location Burrough Green is an attractive village located approximately 5 miles from the historic horse racing town of Newmarket and 16 miles from the university city of Cambridge. There is good access to the A14 with connections to the M11 motorway to London and the A11 to the east. The adjacent village of Dullingham benefits from a train station around 2 1/2 miles away a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge and Whittlesford Parkway (14 miles) offer direct rail lines into London, with Cambridge North Station and the fast trains taking under one hour.

Entrance Hall with a part glazed door, stairs leading to first floor, wood effect flooring.

Cloakroom with a hand basin and low level WC.

Living room 17'5" x 10'11" (5.30 m x 3.32 m) a double aspect room with wood effect flooring.

Kitchen/dining room 17'5" x 9'1" (5.30 m x 2.76 m) with a range of fitted base and wall mounted units, wood effect flooring, 1/2 glazed door to the garden.

First floor landing

Bedroom 1 15'5" x 9'1" (4.71 m x 2.77 m) with fitted wardrobes with mirrored sliding doors.

Bedroom 2 10'11" x 10'3" (3.32 m x 3.12 m) with fitted wardrobes.

Bedroom 3
10'11" x 6'9" (3.33 m x 2.07 m)

Bathroom with a bath with shower over, hand basin and low level WC, tiled flooring and part tiled walls.

Outside The property is attractively situated in an established development of homes situated west of the village located between Dullingham and Weston Colville. The house stands in a corner plot with an enclosed garden to the rear and 2 allocated parking spaces adjacent to the property.

Tenure The property is freehold/leasehold.

Services

Mains water, drainage and electricity are connected.

There is a service charge of £400per annum and a nominal ground rent of £1 per annum.

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

The property has a registered title.

Internet connection, basic: 14Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

EPC: C

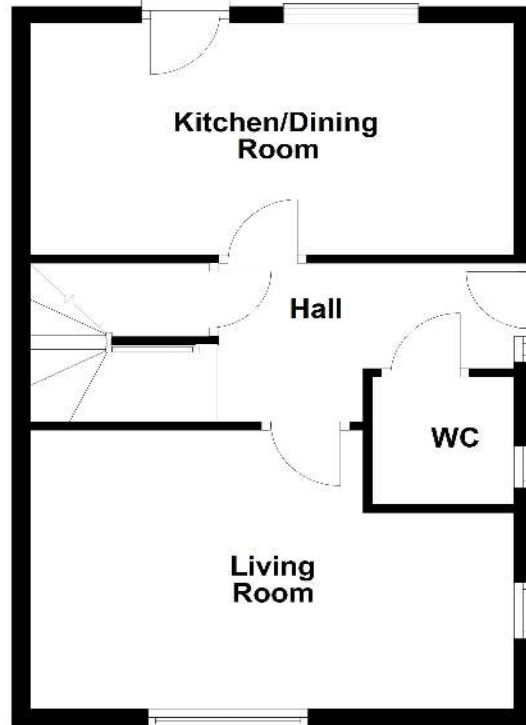
Council Tax C

Viewing By Arrangement with Pocock + Shaw
PBS

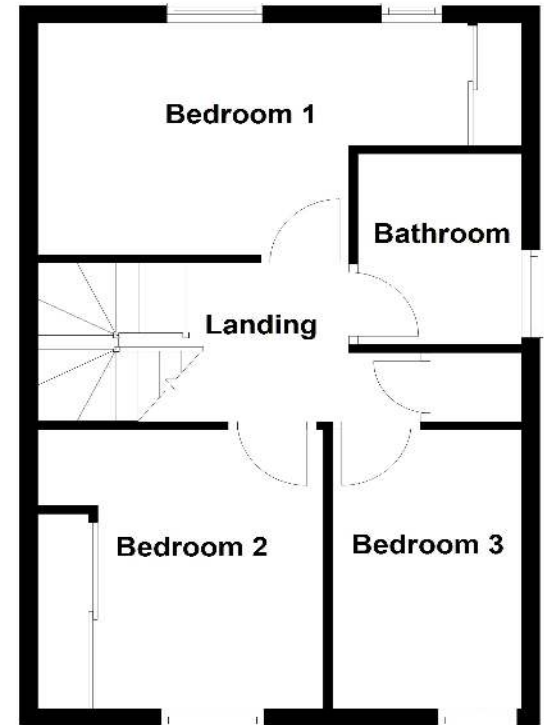




Ground Floor



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

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