



Stanley Road, Newmarket, Suffolk

Pocock + Shaw

18 Stanley Road
Newmarket
Suffolk
CB8 8AF

A charming 2 bedroom end terrace Victorian home standing in a well regarded location on the eastern side of town. The property is superbly presented and benefits from a partially open plan split level living room and dining area with an electric stove, a well-equipped fitted kitchen and a modern fitted bathroom. Features include a compact landscaped rear courtyard, uPVC windows and doors and NO ONWARD CHAIN.

Guide Price £220,000



Location 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.

Accommodation

Living room with a part glazed entrance door, wood effect flooring, fireplace recess with electric stove, tiled hearth and timber mantle, opening leading to;

Dining area with open tread stairs leading to the 1st floor.

Kitchen with a range of fitted base and wall mounted units, ceramic sink and drainer, integrated oven and grill with 4 burner gas hob and extractor hood over, tile effect flooring, door leading to the rear garden.

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

First floor

Landing with part wood panelling.

Bedroom 1 with fitted wardrobes, cupboard housing gas fired combination boiler.

Bedroom 2 with a built in cupboard.

Outside To the rear of the house is an enclosed landscaped courtyard with a raised decking area, shed and gated access to the side.

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

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

The property has a registered title.

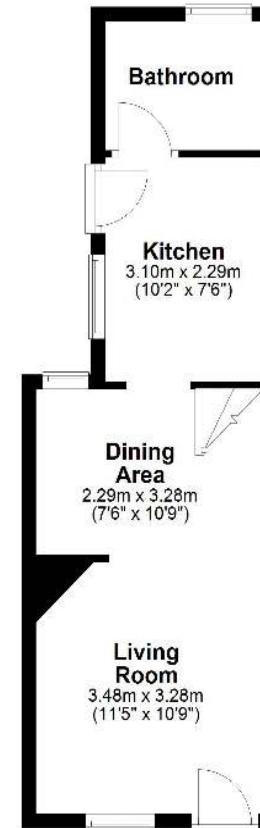
Internet connection, basic: 7Mbps, Superfast 44 Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the 3 major carriers available. EPC: D

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS

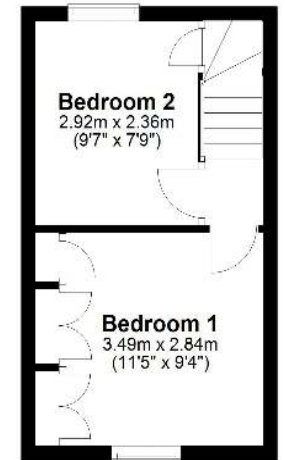




Total area: approx. 51.2 sq. metres (550.7 sq. feet)

Ground Floor
Approx. 30.9 sq. metres (332.1 sq. feet)

First Floor
Approx. 20.3 sq. metres (218.5 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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