



Park Lane, Newmarket

Pocock + Shaw



45 Park Lane  
Newmarket  
CB8 8AZ

An exceptional 3 bedroom Victorian terraced home with wealth of character and original period features and located on the favoured south side of town with good access to the railway station and the High Street. The property is beautifully presented throughout and benefits from a charming living room with an open fireplace, a separate dining room and a well equipped fitted kitchen. Features include a large modern ground floor bathroom, a rear courtyard and an attractive established garden to the rear.

Guide Price £300,000





**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 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.

## Accommodation

### Entrance porch

**Entrance hall** with a period wood floor, stairs leading to the first floor.

**Living room** with an open fireplace with brick hearth and surround, built in cupboard storage.

**Dining room** with period wood flooring, built in cupboards and shelving, under stair cupboard.

**Kitchen** with a range of fitted base and wall mounted units, integrated stainless steel oven and grill with 4 ring ceramic hob and extractor hood over, integrated fridge/freezer and dishwasher, wood effect flooring, half glazed door to the side.

**Bathroom** with a bath, hand basin and low level WC, tiled flooring.

**First floor landing** with access to the roof space which is part boarded and with a light.

**Bedroom 1** with a built in wardrobe.

**Bedroom 2**

**Bedroom 3**

**Outside** At the rear of the property is an enclosed paved rear courtyard with a pedestrian gate to the rear. A gated passageway to the side of the property is shared with the neighbouring properties on either side and provides access to the courtyard. This leads on to an attractive rear garden which is part walled with a picket entrance gate, a shingled pathway and lawned area and established shrub borders. At the end of the garden is brick shed/outbuilding.

**Agents' note** There is a pedestrian right of way to the right hand side of the property owned by number 47 and providing access to the rear courtyard and to the garden. This right of way continues between the rear courtyard and the garden allowing pedestrian access for number 41 and 43.

## Services and tenure

**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: 17Mbps, Superfast 68Mbps, Ultrafast: 1800Mbps. Mobile phone coverage by the four major carriers available. EPC: E

**Council Tax** B West Suffolk District Council

**Viewing** By 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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