



New Cheveley Road, Newmarket, Suffolk

Pocock + Shaw

201 New Cheveley Road
Newmarket
Suffolk
CB8 8BX

A well presented 2 bedroom mid terraced property attractively situated behind an established hedge and mature trees and located on the favoured south east side of town. The property benefits from an open plan living room/ dining room, a fitted kitchen and 2 double bedrooms and a bathroom on the first floor. Features include gas central heating, uPVC double glazing and an enclosed rear garden.

Guide Price £250,000



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 hall with a part glazed entrance door, stairs leading to the first floor.

Living room/dining room a double aspect room with a feature fireplace with a timber mantle and surround, wood effect flooring and a pair of French doors leading to the rear garden.

Kitchen with a range of fitted base and wall mounted units, space for a free standing oven with extractor hood over, tile effect flooring, recessed ceiling lighting, half glazed door leading to the rear garden.

First floor

Landing

Bedroom 1 with a fitted wardrobe and a built in cupboard housing a gas fired combination boiler serving the hot water and central heating system.

Bedroom 2 with feature panelling.

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

Outside The property is attractively positioned set back from the road behind an established hedge and mature trees and with an open plan front garden.

At the rear is an enclosed garden with raised decking, a shingled seating area, artificial turf, a brick store shed (2.53m x 2.08m, 8'4" x 6'10") and a pedestrian gated access to the rear.

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: 15Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.

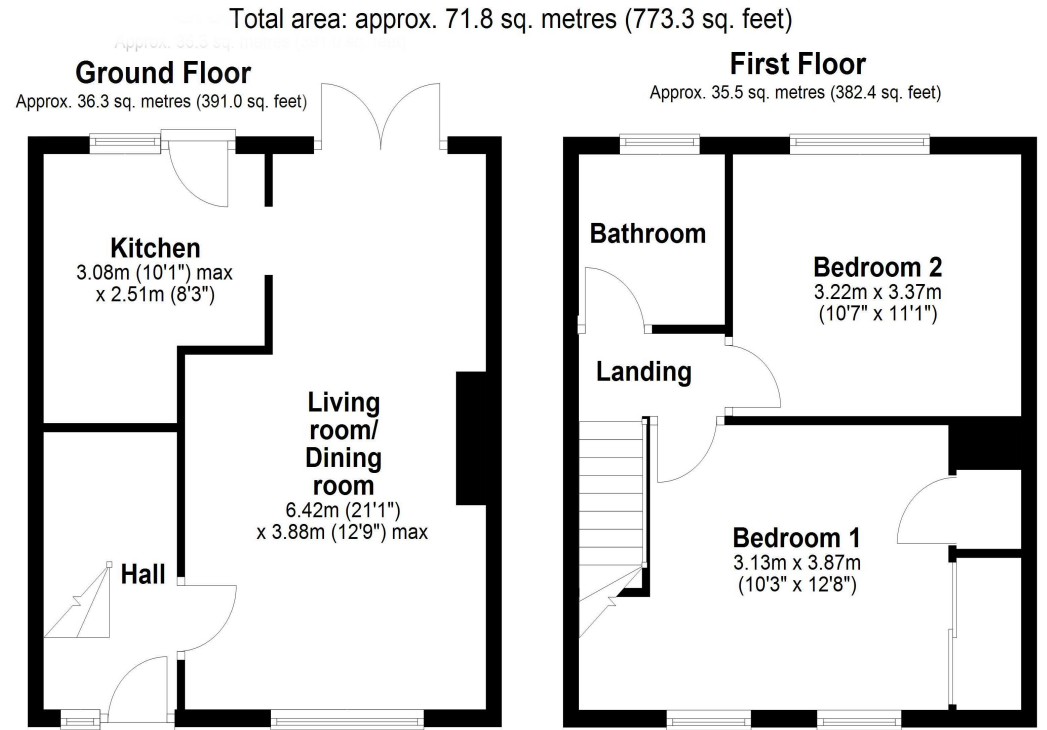
Mobile phone coverage by the four major carriers available.

EPC: C

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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