



Waterloo Close, Newmarket, Suffolk

Pocock + Shaw

26 Waterloo Close  
Newmarket  
Suffolk  
CB8 7RP

A well proportioned 4 bedroom semi-detached house overlooking an open parking area and green space and located in a popular established residential area on the north side of town. The property is offered with no chain and benefits from 2 reception rooms, a generous kitchen/breakfast room and a ground floor cloakroom. Features include 4 bedrooms with 1 ensuite, a large enclosed garden and 2 allocated parking spaces.

Guide Price £295,000



**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 glazed entrance door, built in cupboard, stairs leading to the first floor, under stair storage cupboard.

**Cloakroom** with a hand basin and low level WC.

**Sitting room** with a bay window to the front aspect.

**Dining room** with a sliding patio door leading to the rear garden.

**Kitchen/breakfast room** with fitted base units, worktops with recessed sink and drainer, wall mounted gas fired boiler, glazed door leading to the rear garden.

## First floor

**Landing** with an airing cupboard with a cylinder.

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

**Ensuite shower room** with a shower cubicle, hand basin and low level WC.

**Bedroom 2** with a double built in wardrobe.

**Bedroom 3** with a built in cupboard.

**Bedroom 4** with a built in cupboard.

**Bathroom** with a bath, handbasin and low level WC.

**Outside** To the front of the house is an open plan garden with an area of lawn and a pathway leading to the front door.

At the rear is a large enclosed garden with a lawn and paved patio area, timber shed and part glazed leading to the rear where there are 2 allocated parking spaces.

**Agent's note** The property is currently tenanted and the photographs show the tenants' furniture and possessions.

## 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. The property is in a high flood risk area.

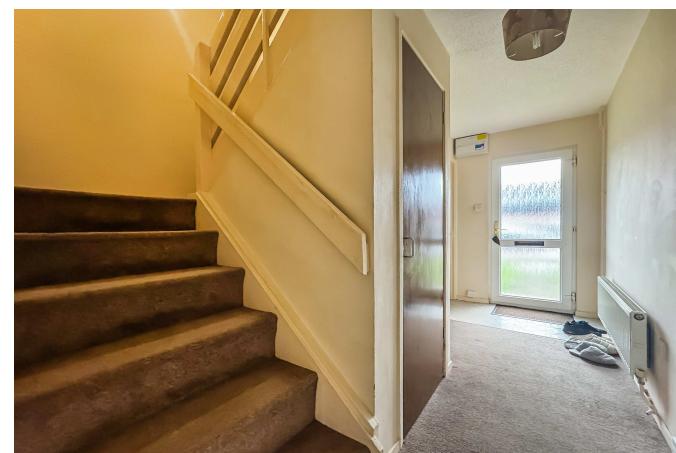
The property has a registered title.

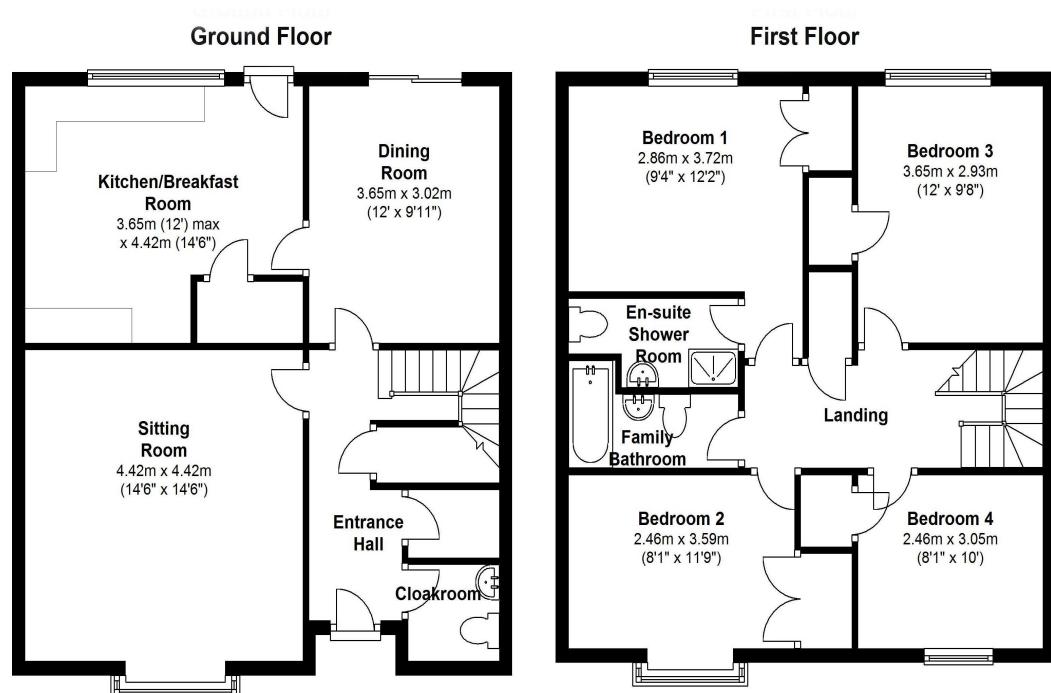
Internet connection, basic: 6Mbps, Superfast 98 Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

**Council Tax** C 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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