



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this three-bedroom mid-terrace property in the popular town of Newmarket, CB8. Located in a quiet cul-de-sac, this property is offered chain free and could be the perfect blank canvas for the new owner to modernise the property and really inject their personality into the space.

This property is perfectly positioned for someone working in Cambridge or Bury St Edmunds with easy links to the A14. Drinkwater Close is also well located for a quick and convenient trip to the large Tesco Extra superstore on the north side of the town and is also within walking distance of Newmarket Community Hospital. A large selection of shops, takeaways, a Co-op store, and a leisure centre are also within walking distance. In a nutshell, everything you want is right on your doorstep. And schools? Drinkwater Close is in the catchment area for Paddocks Primary School, which was rated 'Good' in its last Ofsted inspection in May 2024 and is around ten-minutes walk from the property (0.6 miles). For secondary education, Newmarket Academy covers the whole of Newmarket and was also ranked as 'Good' following its most recent Ofsted check in 2023. Newmarket Academy is 0.7 miles from the property which is around five-minutes by cycle and ten to fifteen minutes walk.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this three-bedroom mid-terrace property in Drinkwater Close, CB8. Located just off Exning Road in Newmarket, the property enjoys a quiet cul-de-sac location whilst being within walking distance of the town centre as well as both catchment schools of the property and Newmarket Leisure Centre which has two swimming pools, gym, soft play, Astro turf and other facilities including a timetable of multiple fitness classes.

Upon approaching the property, there is a grassed front garden with paved footpath leading to the front door. Once inside, there is a hallway with stairs leading to the first floor. To the left of the hallway is the open plan living and dining room. This room is dual aspect with a large window overlooking the front of the property at one end of the room and sliding doors leading to the rear garden at the other end. In the living end of the room there is currently an electric fire which could be removed or replaced with a more modern electric fire if required. The dining end of the room is large enough to house a table for at least four to six people. The kitchen is positioned next to the dining end of the living / dining room. Overlooking the rear garden, the kitchen has light coloured shaker style wall and base units with space for a washing machine, fridge / freezer and freestanding oven.

On the first floor there are three bedrooms and the family bathroom / wet room. The first room you come to at the top of the stairs is the bathroom / wet room. Consisting of a W.C., hand basin, stainless steel heated towel rail and walk-in

shower with fabric shower curtain, the bathroom has floor to ceiling wall tiles and lino flooring. Next to the bathroom is bedroom two. This bedroom benefits from built-in wardrobes along one wall and is a good sized double. Next to bedroom two is the master bedroom which overlooks the front of the property. This bedroom also has built-in wardrobes and overhead storage which could be removed if required by the new owner. Bedroom three is positioned next to the master bedroom and also overlooks the front of the property. This single bedroom could also be used as a nursery or office if required.

To the rear of the property there is a private rear garden which is mainly laid to lawn with a paved dining area directly outside the property. Also included with the property is a private single garage and one off road parking space which are both located at the rear of the property.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

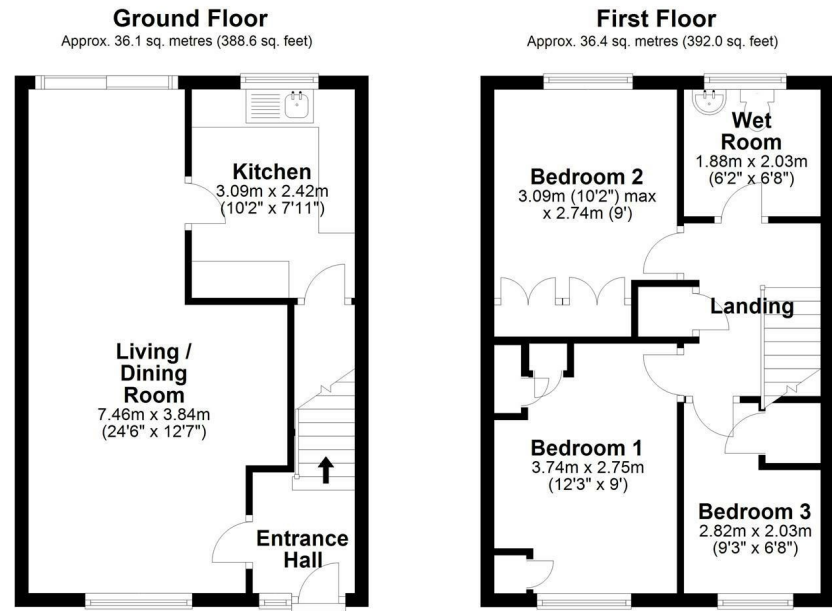
Agents notes

Tenure: Freehold

Council tax: Band C = £1,960 for 2024 - 2025 (West Suffolk Council)

No onward chain





Total area: approx. 72.5 sq. metres (780.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

