

Mill Reef Close, Newmarket, Suffolk

Pocock + Shaw

22 Mill Reef Close
Newmarket
Suffolk
CB8 7RW

A well-proportioned two-bedroom semi-detached home, offering two generously sized double bedrooms and excellent potential for further modernisation and extension, subject to the necessary planning consents. Offered with No Chain, the property benefits from off-road parking for two vehicles and a particularly spacious south-facing rear garden, enjoying an attractive outlook towards established woodland beyond. An excellent first time purchase or investment opportunity.



Guide Price £222,500







Location Newmarket 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, built in cupboard and further under stair cupboard.

Cloakroom With a hand basin and low level WC.

Kitchen/breakfast room 12'0" x 13'3" (3.67 m x 4.05 m) With a range of fitted base and wall mounted units, worktops with inset sink and drainer, wall mounted gas fired boiler, tiled flooring.

Living room/dining room A well proportioned room with stairs leading to the first floor and a sliding patio door leading to the garden.

First floor

Landing With an airing cupboard with hot water cylinder.

Bedroom 1 With a double built in wardrobe and a window overlooking the rear garden.

Bedroom 2 With a double built in wardrobe and a window overlooking the front garden.

Bathroom () With a white suite comprising a bath with mixer tap and separate shower over, hand basin with vanity unit, low level WC, part tiled walls.

Outside To the front of the property is an open-plan garden, predominantly laid to lawn, together with a private driveway providing off-road parking for two vehicles.

To the rear is a generously proportioned, enclosed south-facing garden, mainly laid to lawn with a paved patio area. The garden also benefits from gated side access and enjoys a pleasant outlook towards established woodland beyond the rear boundary.

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 medium flood risk area.
The property has a registered title.
Internet connection, basic: 6Mbps, Superfast 80Mbps, Ultrafast: 1000Mbps.
Mobile phone coverage by the three major carriers available. EPC: C

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS



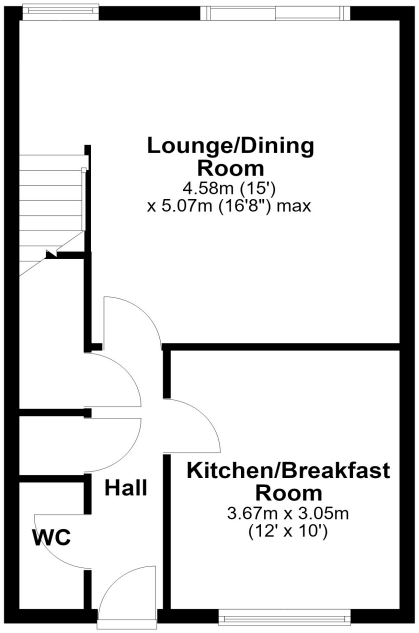




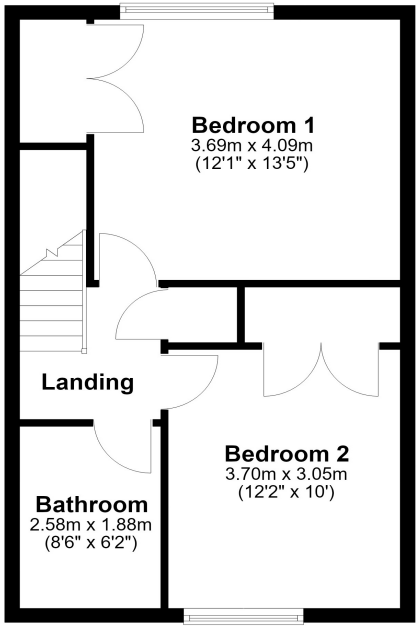




Ground Floor
Approx. 42.3 sq. metres (455.4 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.3 sq. feet)



Total area: approx. 84.6 sq. metres (910.6 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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