



Collings Place, Newmarket, Suffolk

Pocock + Shaw



10 Collings Place  
Newmarket  
Suffolk  
CB8 0EX

A superbly presented 2 bedroom modern terraced house standing in an established residential cul-de-sac in a popular area north of the town centre. The property has been improved and updated and benefits from an open plan living room and dining area with a flame effect stove, a well equipped fitted kitchen and a ground floor cloakroom. Benefits include 2 bedrooms and a modern bathroom on the first floor, attractive part walled gardens and a large communal parking area at the rear.

Guide Price £265,000





**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 around 13 miles from Newmarket.

### Accommodation

**Entrance hall** with stairs leading to the first floor, under stair storage cupboard, Karndean wood effect flooring.

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

**Kitchen** with a range of fitted base and wall mounted units, ceramic sink and drainer, integrated Bosch pyrolytic oven and grill with 4 ring ceramic hob and extractor hood over, integrated fridge and freezer, tiled flooring.

**Living room/dining room** with Karndean wood effect flooring, fireplace with gas flame-effect stove, granite hearth, sliding patio door leading to rear garden.

### First floor

**Landing** with access to roof space and Baxi combination gas-fired central heating boiler, cupboard with radiator and shelving.

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

### Bedroom 2

**Bathroom** with white suite comprising panelled bath with mixer tap, shower attachment and separate shower over, hand basin and low level WC, part tiled walls, extractor fan, Karndean wood effect flooring, recessed ceiling spotlights.

**Outside** To the front of the house is an open plan garden with an area of lawn and shrub borders. A covered porch area leads to the front entrance door.

At the rear is an enclosed part walled garden with a lawn area, a paved patio and established shrub borders. A pedestrian gate leads to a communal parking area at the rear with one allocated parking space on the title deeds.

### 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: 11Mbps, Superfast 35Mbps Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available.

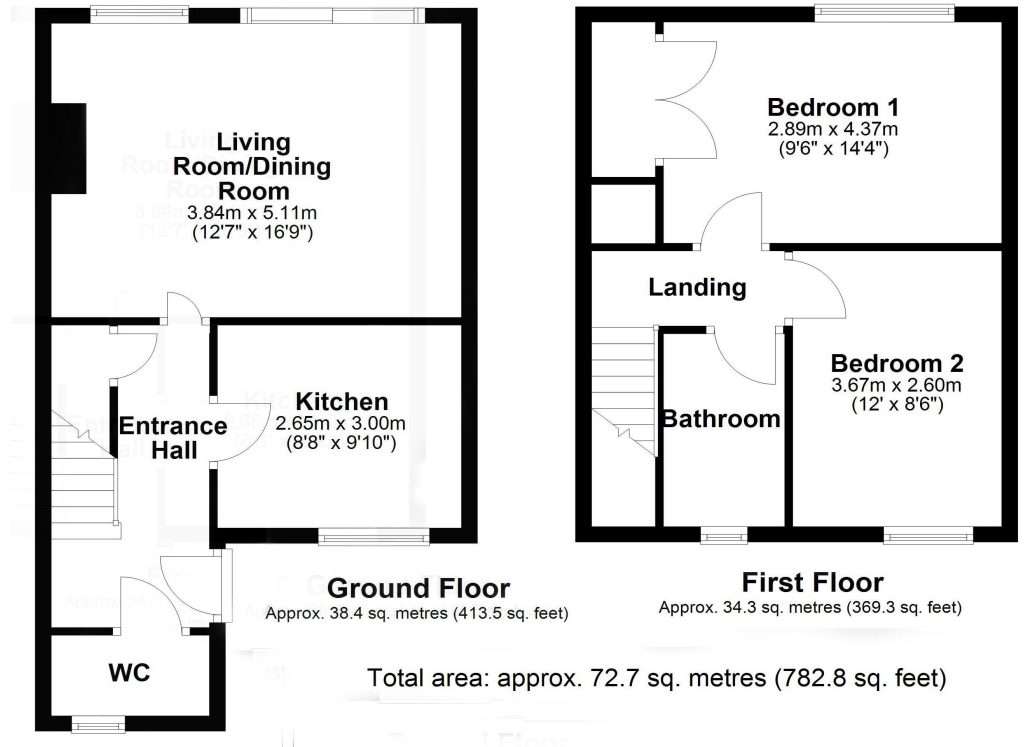
EPC: C

**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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