



Tulyar Walk, Newmarket, Suffolk

Pocock + Shaw

130 Tulyar Walk  
Newmarket  
Suffolk  
CB8 7AX

A well presented 2 bedroom end terraced house situated close to an attractive open green and standing in a popular residential location on the north edge of town. The property is offered with no chain and benefits from a fitted kitchen, an open plan living room and dining area and 2 bedrooms and a bathroom on the first floor. Features include uPVC double glazing, an enclosed part walled garden and a garage nearby.

Guide Price £220,000



**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, an 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 uPVC door, stairs leading to the first floor, under stair cupboard.

**Kitchen** with a range of fitted base and wall mounted units, worktops with recessed sink and drainer, space for a free standing oven.

**Living room/dining room** with 2 windows to the rear aspect and a part glazed door leading to the garden.

### First floor

**Landing** with a cupboard housing a gas fired boiler.

**Bedroom 1** with windows to side and rear aspect.

**Bedroom 2** with a built in cupboard.

**Bathroom** with a bath hand basin and low level WC.

**Outside** To the front of the property is an open plan garden. At the rear is a part walled enclosed garden, laid to lawn with a small paved area and a gated access to the rear.

A GARAGE is located in block 5, nearby.

### 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.

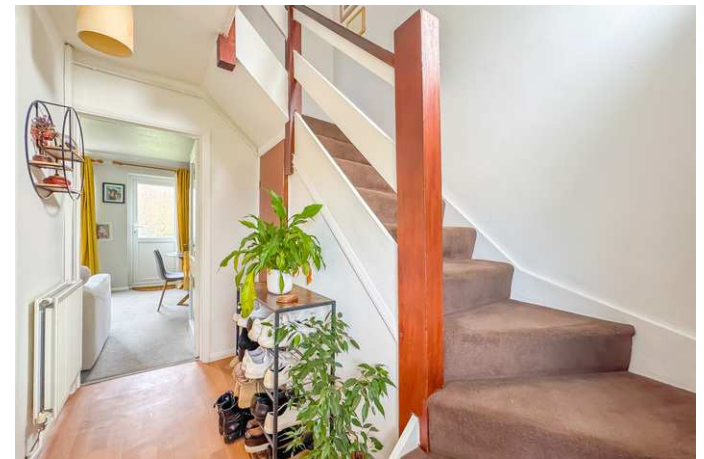
Internet connection, basic: 5Mbps, Superfast 42Mbps, Ultrafast: 1000Mbps.

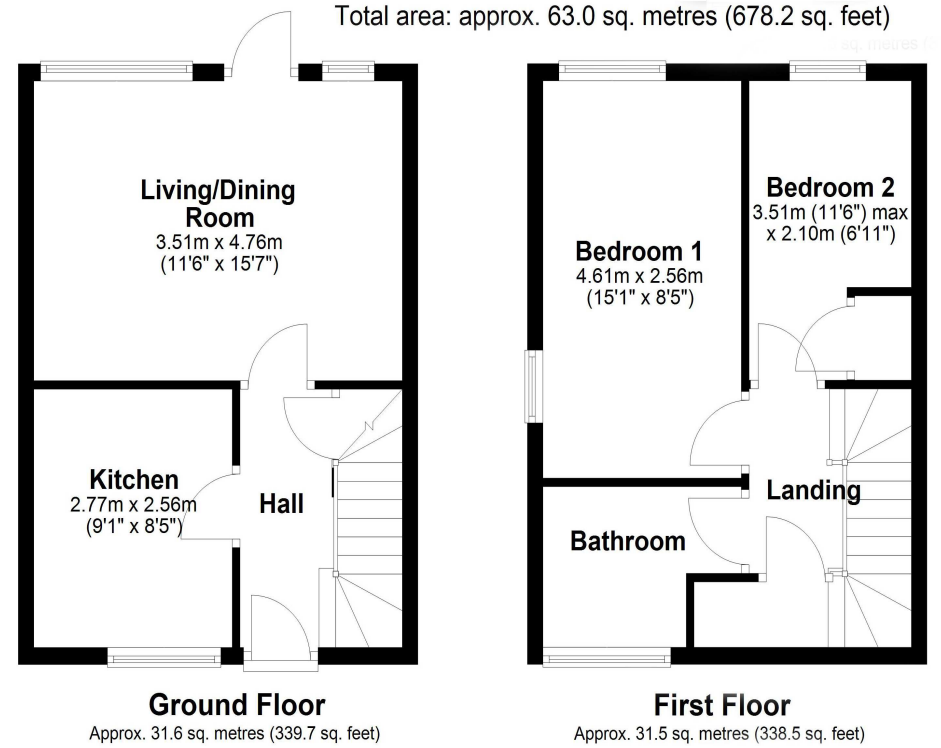
Mobile phone coverage by the four major carriers available.

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. (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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