



Mill Reef Close, Newmarket, Suffolk

Pocock + Shaw

21 Mill Reef Close
Newmarket
Suffolk
CB8 7RW

A very spacious 2 bedroom semi detached house set within an ever popular residential area north of the town centre & close to a variety of local amenities. EPC: C

Ideal for first time buyers or property investors.

Potential rental yield of 5.7%

Guide Price £230,000



Spacious terraced house
 Popular location close to local
 amenities
 Refitted Kitchen
 Two bedrooms
 Enclosed garden
 Two off road parking spaces
 No Chain

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.

A very spacious 2 bedroom semi detached house set within an ever popular residential area north of the town centre & close to a variety of local amenities. Ideal first time buy or investment property.

This spacious two bedroom mid terrace house is heated via a gas fired radiator heating system, has UPVC double glazing, an enclosed garden and two off road parking spaces.

It is considered this property is an ideal first time purchase or investment opportunity.

Ground Floor

Cloakroom Fitted with a two piece suite comprising of a wash hand basin, low-level WC, extractor fan, tiled splashback, radiator.

Refitted Kitchen 3.67m (12') x 3.08m (10'1") Fitted with a range of base and eye level units with worktop space over, stainless steel sink with mixer tap and splashbacks, plumbing for washing machine, space for fridge/freezer, gas and electric points for cooker, window to the front, radiator. wall mounted gas fired boiler servicing the heating and hot water systems.

Lounge/Dining Room 5.02m (16'5") max x 4.58m (15') With a window to the rear, radiator, stairs to the first floor, patio doors doors to the garden.

First Floor

Landing Access to loft space, airing cupboard with hot water cylinder.

Bedroom 1 4.09m (13'5") x 3.71m (12'2") With a window to the rear, radiator, built in double wardrobe.

Bedroom 2 3.72m (12'2") x 3.08m (10'1") With a window to the front, radiator, built in double wardrobe.

Bathroom Fitted with a three piece suite comprising of a bath, pedestal wash hand basin, and low-level WC, tiled splashbacks, extractor fan, shaver point, window to the front and radiator.

Outside There is a front garden with path to the front door. Enclosed rear garden laid to lawn with garden shed and gate. Two off road parking spaces.

Note We understand that there is an annual financial contribution to the maintenance of the communal green areas. This is about £120 per annum.



Services Mains water, gas, drainage and electricity are connected.

The property is in a medium flood risk area and it is not in a conservation area.

Internet connection, basic: 6Mbps, Ultrafast: 1000Mbps

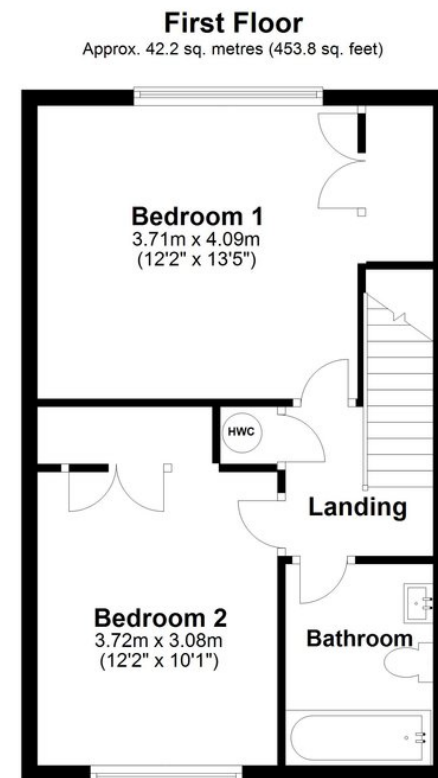
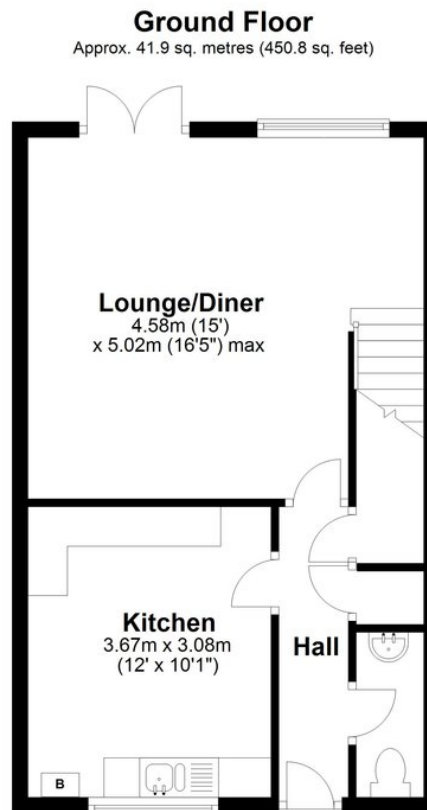
Mobile phone coverage by the four major carriers available.

The property is of a standard timber frame construction with brick ground floor cladding and timber first floor cladding.

Tenure The property is freehold.

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS



Total area: approx. 84.0 sq. metres (904.6 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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