



Periman Close, Newmarket, Suffolk

Pocock + Shaw

41 Periman Close  
Newmarket  
Suffolk  
CB8 0SU

A 75% share of a modern two-bedroom terrace home with an attractive aspect to the front overlooking a large open green. The property benefits from a large living room/dining room, a ground floor cloakroom and 2 double bedrooms and a bathroom on the first floor. Features include an enclosed garden, convenient parking nearby and an option purchase a 100% share.

Price £176,250 for 75% Share



**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 approximately 13 miles from Newmarket.

### Accommodation

**Entrance hall** with a part glazed door, stairs leading to the first floor, under stair cupboard, wood flooring.

**Cloakroom** with a hand basin and low level WC.

**Kitchen** with a range of fitted base and wall mounted cupboards, worktops with recessed sink and drainer, wall mounted gas fired boiler, tiled flooring.

**Living room/dining room** a well proportioned room with wood flooring and a pair of French doors leading to the garden.

### First floor

**Landing** with a built in cupboard.

**Bedroom 1** with a window to the rear aspect.

**Bedroom 2** with a large built in cupboard and a window to front overlooking the green.

**Bathroom** with a bath with a mixer tap and shower over, hand basin and low level WC.

**Outside** The property occupies an attractive position overlooking a large open green. To the front is an open-plan garden with stone chippings, established planting and metal railings, together with a canopy over the entrance door.

To the rear is an enclosed garden, mainly laid to lawn, with two patio areas, covered bin storage, a wooden garden shed and gated rear access.

An allocated parking space is conveniently located nearby, together with additional visitor parking.

### Services and tenure

**Tenure** The property is leasehold and the housing association is Flagship with a lease term 125 years commencing 01/09/2006 with 105 years remaining. Monthly rent and service charge for 2026-27 is £245.18.

The option to purchase the 100% share is available.

### 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.

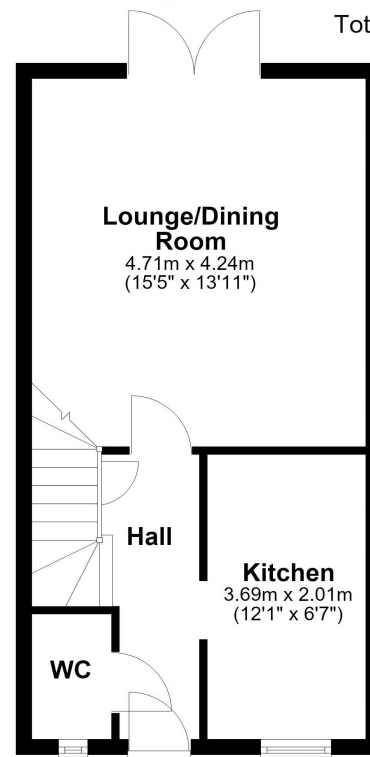
Internet connection, basic: 15Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

**Council Tax** B West Suffolk District Council

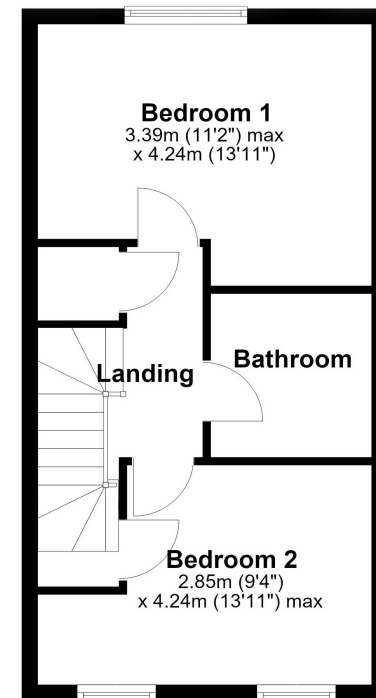
**Viewing** By Arrangement with Pocock + Shaw PBS





**Ground Floor**  
Approx. 36.0 sq. metres (388.0 sq. feet)

Total area: approx. 72.4 sq. metres (778.9 sq. feet)



**First Floor**  
Approx. 36.3 sq. metres (390.9 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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