



Doug Smith Close, Newmarket, Suffolk

Pocock + Shaw

9 Doug Smith Close
Newmarket
Suffolk
CB8 0BL

A 2 bedroom mid-terraced house, offered with NO CHAIN and standing in a popular residential area with attractive views to the front over an open green space. The property offers great potential for updating and improvement and benefits from a double aspect living room and dining area, a fitted kitchen and 2 bedrooms, a bathroom and a separate WC on the first floor. Features include a box room, uPVC double glazing, gas central heating and low maintenance gardens.

Guide Price £235,000



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, 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 entrance door, stairs leading top the first floor.

Living room/Dining room a double aspect room with a feature stone fireplace surround and a pair of French doors leading to the rear garden.

Kitchen () with range of fitted base and wall mounted units worktops and recessed sink and drainer, cupboard housing the gas fired boiler, glazed door leading to the rear garden.

First floor landing with a built in cupboard.

Bedroom 1

Bedroom 2 with a double built in wardrobe.

Box Room

Outside The property is attractively situated overlooking an open green with an open plan shingled front garden with established shrubs and a covered open plan porch.

To the rear of the house is an enclosed low maintenance shingled garden with shrubs, a paved patio area and a brick storage shed. A gate leads to a pedestrian access to the rear which is shared with the adjoining house and a communal parking area is located nearby.

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.

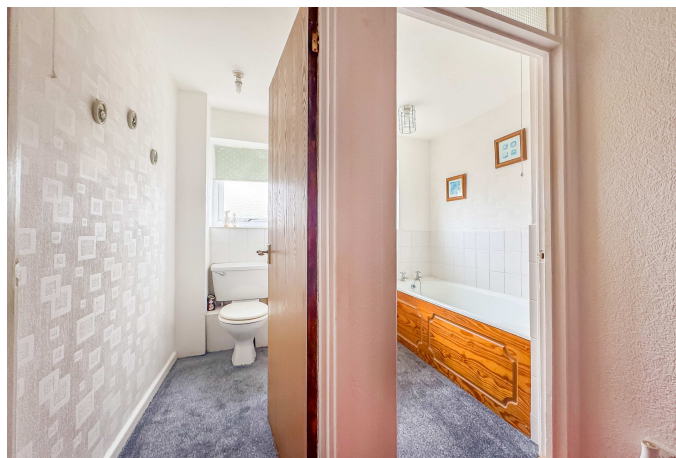
The property has a registered title.

Internet connection, basic: 9Mbps, Superfast 101 Mbps, Ultrafast: 1000Mbps.

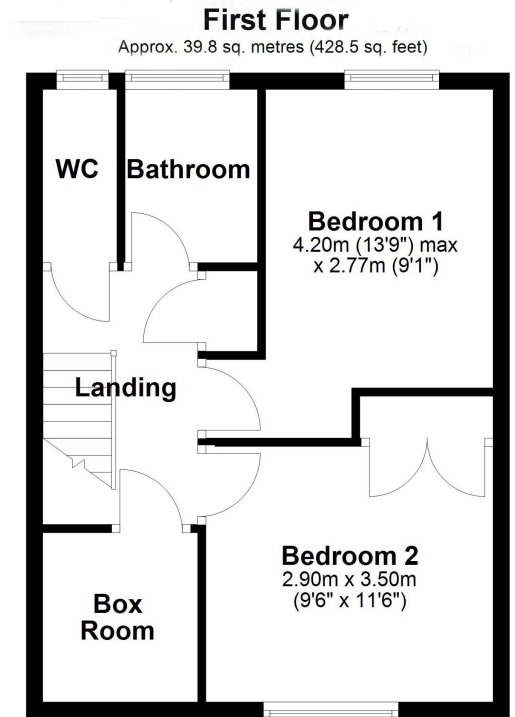
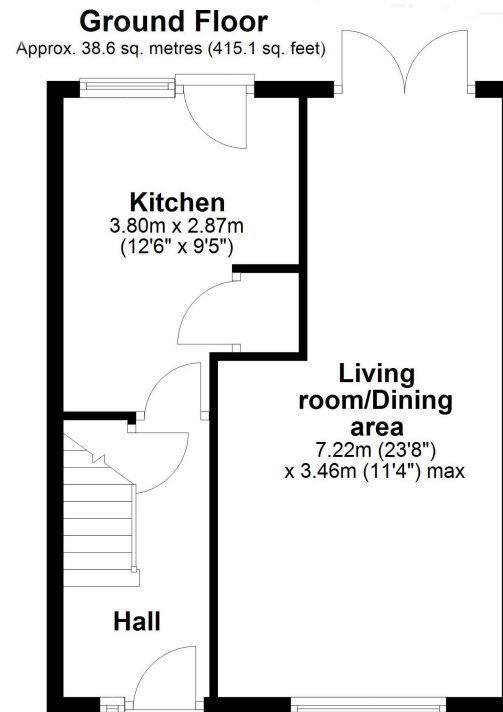
Mobile phone coverage by the four major carriers available. EPC: D

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS



Total area: approx. 78.4 sq. metres (843.5 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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

