



Houldsworth Terrace, Newmarket, Suffolk

Pocock + Shaw

1 Houldsworth Terrace
Newmarket
Suffolk
CB8 0JX

A two bedroom semi-detached house offering potential for improvement and updating and standing in a well regarded non-estate position with excellent access to the High Street. The property is offered with no onward chain and benefits from a generous living room, a kitchen dining room and two bedrooms and en-suite shower room and a bathroom on the first floor. Features include off road parking for two vehicles and a large rear garden.

Guide price £250,000



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 approximately 13 miles from Newmarket.

Accommodation

Entrance hall with a part glazed entrance door, stairs leading to the first floor.

Living room with an under stair cupboard, 2 windows to the front aspect.

Kitchen/dining room with a range of fitted base and wall mounted units, worktops with a recessed sink and drainer, space for a free standing oven with an extractor hood over, gas fired central heating boiler, pantry cupboard and a further storage, both with windows, part glazed door leading to the rear garden.

First floor

Landing with a window to the side aspect.

Bedroom 1 with a feature fireplace (currently closed off) with a cast iron surround, built in cupboard, 2 windows to the front aspect.

En-suite shower room with a tiled shower cubicle, hand basin and low level WC.

Bedroom 2 with an airing cupboard with a hot water cylinder.

Bathroom with a bath with shower attachment, hand basin with storage under.

Separate cloakroom with a low level WC.

Outside To the front of the property is a shingled driveway with parking for two vehicles and a low level fence to the front.

A single gate leads to a long rear garden, enclosed on all sides and with a lawn and shingled area, a paved patio and and a brick outside toilet.

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: 18Mbps, Superfast 77Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available.

EPC: TBC

Council Tax B West Suffolk District Council

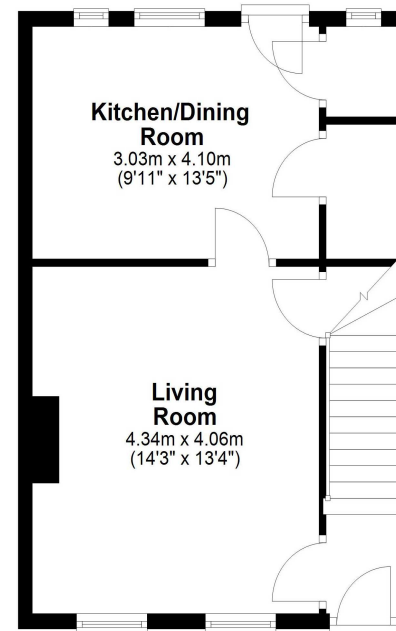
Viewing By Arrangement with Pocock + Shaw PBS





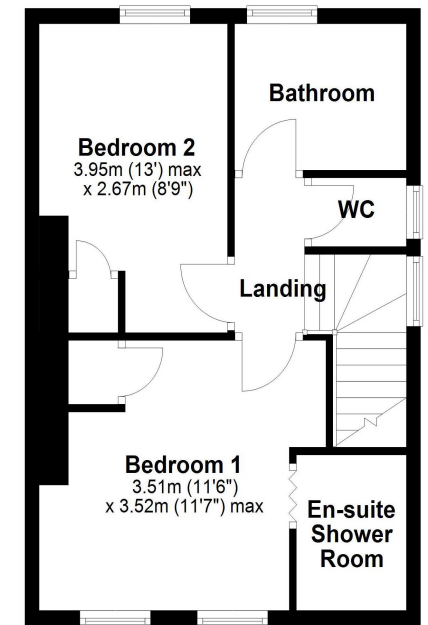
Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.1 sq. feet)



Total area: approx. 83.8 sq. metres (902.4 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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