



Croft Cottages, Croft Road, Newmarket, Suffolk

Pocock + Shaw

21 Croft Cottages  
Croft Road  
Newmarket  
Suffolk  
CB8 0AQ

A sympathetically extended and charming 2 bedroom Victorian terraced house with a long rear garden and located on the north side of town. The property is superbly presented and benefits from a living room with a feature fireplace, a fitted kitchen and small utility room/lobby and a ground floor bathroom. Features include replacement double glazed windows, gas heating and a large rear garden.

Guide Price £210,000



**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

**Living room** with a feature fireplace with a cast iron grate and surround, wood effect flooring.

**Kitchen** with a range of fitted base and wall mounted units, wood worktops and recessed sink and drainer, stairs leading to the first floor, wood effect flooring.

**Utility room** with space and plumbing for a washing machine, wood effect flooring and part glazed door leading the rear garden.

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

### First floor landing

### Bedroom 1

**Bedroom 2** with a built in cupboard housing the gas fired combination boiler.

**Outside** A front garden with a brick wall, shingled area and stone paving leading to the front door.

A superb long rear garden is laid to lawn and with a pedestrian gated access to the side.

**Agents' note** There is a pedestrian right of way over Numbers 17 and 19 Croft Cottages allowing access to the rear garden. This continues across the garden of No 21 providing access for the occupiers of No 23 Croft Cottages.

### Services and tenure

**Tenure** The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area.

The property is in a low flood risk area.

The property has a registered title.

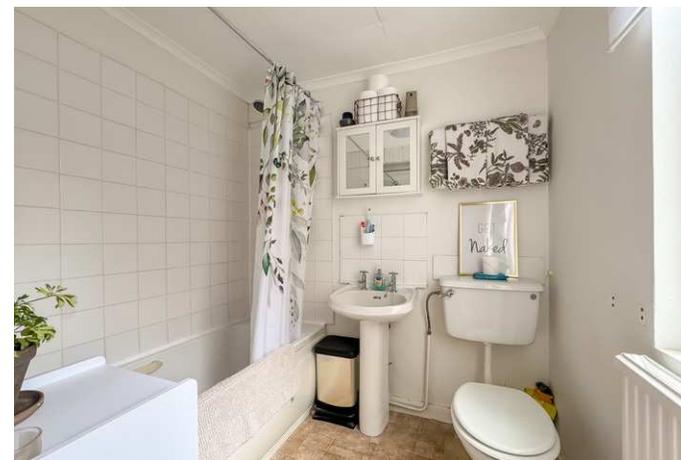
Internet connection, basic: 9Mbps, Superfast 130Mbps, Ultrafast: 1800Mbps.

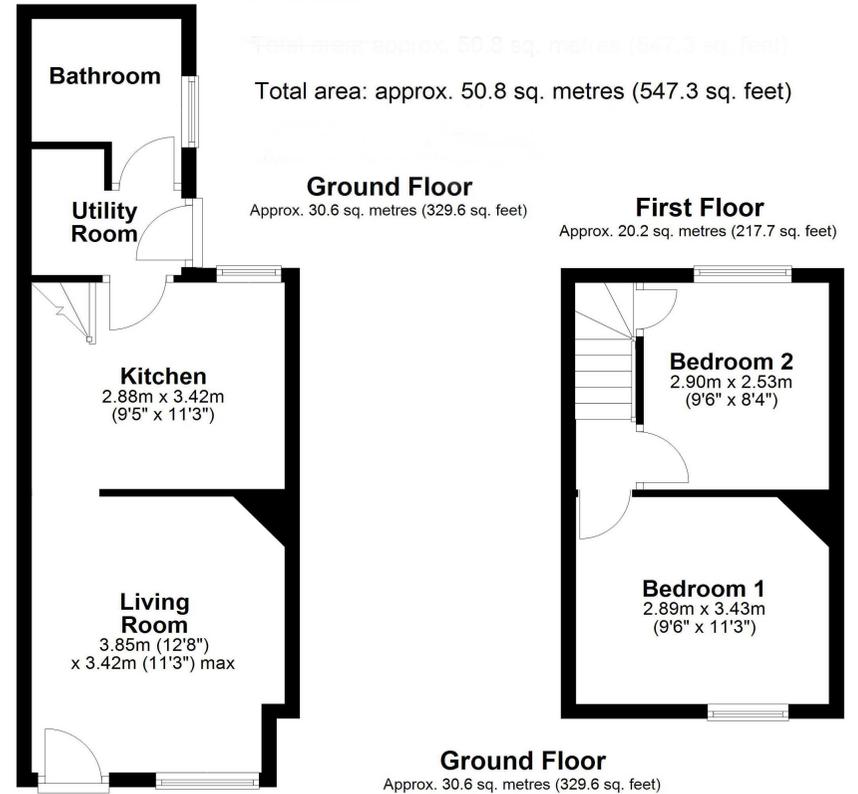
Mobile phone coverage by the four major carriers available.

EPC: D

**Council Tax** B West Suffolk District Council

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





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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