



Edinburgh Road, Newmarket, Suffolk

Pocock + Shaw

6 Edinburgh Road  
Newmarket  
Suffolk  
CB8 0QF

An individual 1950's 3 bedroom detached house standing in superb large plot and offering outstanding potential for updating and extending, (subject to obtaining planning permission). The property stands in a well-regarded town location and benefits from 3 reception area, a conservatory and sun room and 3 bedrooms and a bathroom on the 1st floor. Features include a driveway and a garage and delightful established gardens. NO CHAIN.

Guide Price £400,000



**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 around 13 miles from Newmarket.

### Accommodation

**Porch** with a glazed sliding door.

**Hallway** with stairs leading to the first floor.

**Living room** a double aspect room with a sliding patio door leading to the side garden.

**Family room** with a fireplace (currently boarded off) and an opening leading to;

**Dining room** a double aspect room with a sliding patio door leading to the conservatory.

**Conservatory** with a sliding patio door leading to the garden.

**Kitchen** with a range of fitted base and wall mounted units, under stair cupboard, tiled flooring and a glazed door leading to the sun room.

**Sun room** a double aspect room with glazed doors to the side and rear.

**Cloakroom** with a low level WC.

**First floor landing** with a window to the side aspect.

**Bedroom 1** a double aspect room with a built in cupboard.

**Bedroom 2** a double aspect room with 2 built in cupboards, one housing a gas fired combination boiler.

**Bedroom 3** with a window to the front aspect.

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

**Outside** The property stands in a non-estate position in a well regarded residential area. A shingled front garden sits behind a low level wall with gated access leading to either side of the property and a driveway leads to a single garage with an up and over door to the front, light and power and a window and side door.

At the rear is a delightful large part walled garden with established trees and shrubs, a paved patio area, greenhouse and sheds and a gated access leading to an attractive communal green space to the rear.

**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.

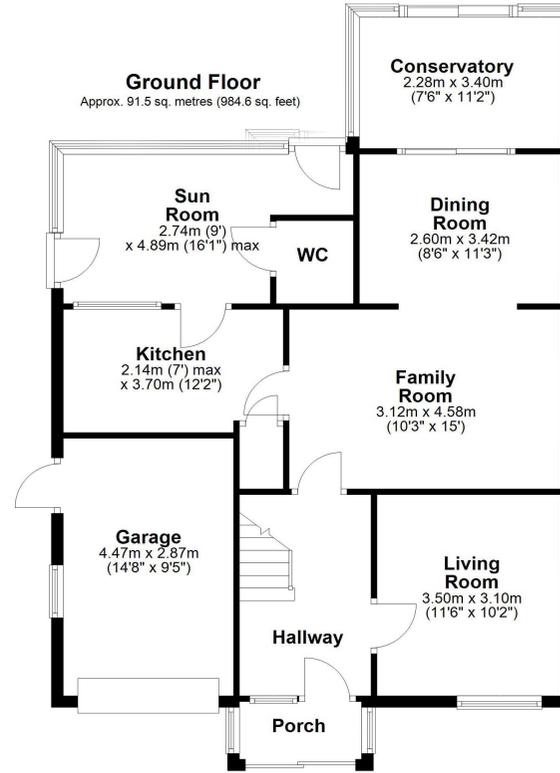
Internet connection, basic: 10Mbps, Superfast 114Mbps, Ultrafast: 1800Mbps.

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

**Council Tax** D West Suffolk District Council

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





Total area: approx. 127.8 sq. metres (1376.0 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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