



Windsor Road, Newmarket, Suffolk

Pocock + Shaw

152 Windsor Road
Newmarket
Suffolk
CB8 0QA

A superbly presented modernised 2 bedroom terraced house with a pretty rear garden and views to the rear over an attractive open green space. The property has been updated by the current owners and benefits from a modernised fitted kitchen/breakfast room, a large conservatory and 2 off road parking spaces.

Guide Price £275,000



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

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

Kitchen/breakfast room with a range of modern fitted base and wall mounted units, worktops with recessed sink and drainer, space for a free standing oven with an extractor hood over, breakfast bar, space for an American style fridge/freezer, recessed ceiling lighting, wood effect flooring, half glazed door leading to the rear garden.

Living room a double aspect room with feature effect panelling and a pair of French doors leading to the conservatory.

Conservatory uPVC double glazed and with a door leading to the garden.

First floor

Landing with a window to the rear aspect.

Bedroom 1 a double aspect room with feature panelling and wood effect flooring, built in cupboard.

Bedroom 2 with wood effect flooring and a built in cupboard.

Bathroom with a bath, separate shower cubicle, hand basin with storage under, low level WC, tiled walls, recessed ceiling lighting.

Outside To the front of the property is a large shingled driveway with parking for 2 vehicles and a drop down kerb, a block paved pathway leading to the front door.

At the rear is an enclosed well-maintained garden with a lawn and paved patio area, a feature outside covered bar with an adjoining outside toilet, a covered pergola and seating area and 2 timber sheds.

A gated access to the rear leads directly out to a public open green space.

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 60Mbps, Ultrafast: 1800Mbps.

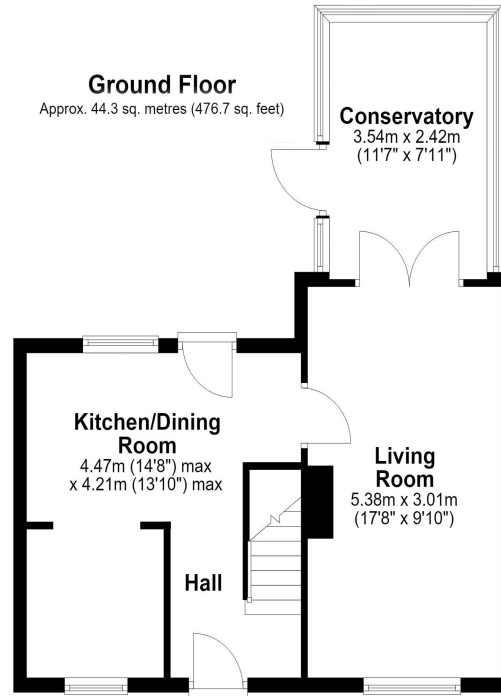
Mobile phone coverage by the four major carriers available.

EPC: C

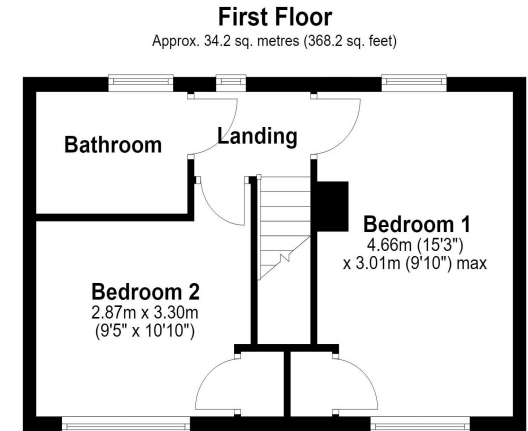
Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 78.5 sq. metres (844.9 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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