



Melbourne House, 9 All Saints Road, Newmarket, Suffolk

Pocock + Shaw

Melbourne House
9 All Saints Road
Newmarket
Suffolk
CB8 8ES

An attractive 3 bedroom period property standing in a delightful central town location overlooking All Saints Church and offered with no onward chain. The house is currently used as a commercial premises and change of use back to a residential home has been applied for. The accommodation includes 3 reception rooms, 3 double bedrooms and a bathroom on the first floor, a cellar and a rear courtyard.

Guide Price £310,000



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

Entrance hall with stairs leading to the first floor, door leading to the cellar.

Living room with a fireplace (currently boarded off) with a cast iron grate and surround and tiled hearth.

Dining room with a fireplace recess, wood effect flooring and opening leading to;

Sun room with a semi-vaulted ceiling with roof lights, wood effect flooring, glazed rear elevation with a pair of French doors leading to the courtyard.

Snug with a door leading to the rear courtyard.

Kitchen with a sink and drainer and cupboard storage under, wall mounted gas fired boiler.

Cloakroom with a hand basin and low level WC.

Cellar with a tiled floor and natural light from the rear aspect.

First floor with a split level landing

Bedroom 1 with a fireplace (currently boarded off) with a cast iron grate and surround, window to the front aspect.

Bedroom 2 with a window to the front aspect.

Bedroom 3 with a window to the rear aspect.

Bathroom with a hand basin and low level WC (please note that the bath has been removed, however, the plumbing is understood to be in place).

Outside The property occupies an attractive position overlooking All Saints Church and is situated a short distance from the High Street.

A pedestrian access way to the right of the property, owned by the nearby Newmarket Horse Racing Museum, leads to a high-walled courtyard which is paved and landscaped with shrubs.

AGENTS' NOTE The property is currently in use as commercial premises, and the client is applying for a change of use to reinstate it as a residential dwelling.

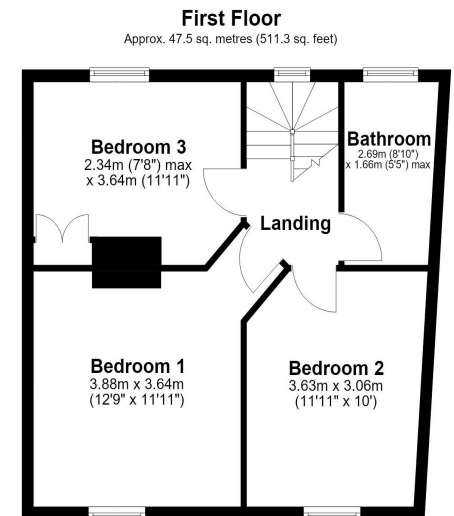
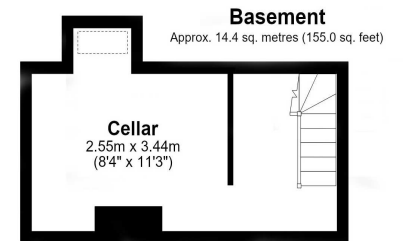
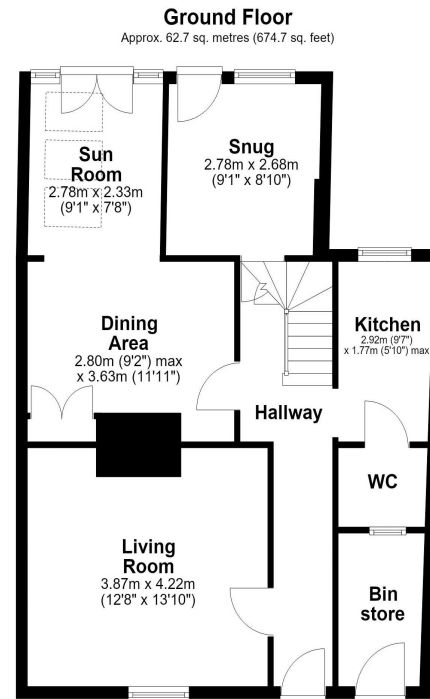
Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected. The property is in a conservation area and is in a very low flood risk area. The property has a registered title. Internet connection, basic: 19Mbps, Superfast 224 Mbps, Ultrafast: 1800Mbps. Mobile phone coverage by the four major carriers available. EPC: D

Council Tax TBC West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 124.6 sq. metres (1341.1 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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