



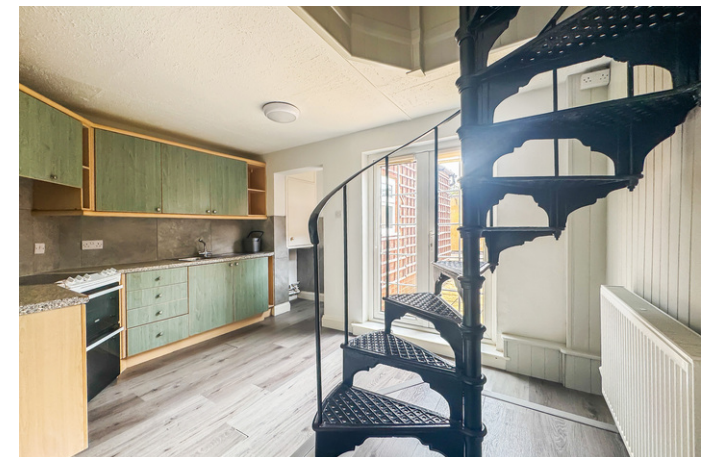
All Saints Road, Newmarket, Suffolk

Pocock + Shaw

53 All Saints Road
Newmarket
Suffolk
CB8 8ES

A 2 bedroom mid terraced Victorian property situated in a popular residential area south of the town centre and within walking distance of the High Street. The house is offered with no chain and benefits from a fitted kitchen/breakfast room with a spiral staircase, a modern ground floor bathroom and uPVC double glazing. Further benefits include gas central heating and an enclosed rear courtyard.

Guide Price £225,000



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, 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 porch with a feature fireplace with brick hearth and surround.

Kitchen/dining room with a range of fitted base and wall mounted units, worktops with inset sink and drainer, spiral staircase leading to the first floor, pair of French doors leading to the rear courtyard.

Bathroom with a modern suite comprising a bath, tiled shower cubicle, hand basin with storage under, low level WC, tiled walls and floor.

First floor landing

Bedroom 1 with a window to the front aspect.

Bedroom 2 with a cupboard housing the gas fired boiler, window to the rear aspect.

Outside To the front of the house is a garden with a low level brick wall. To the rear is an enclosed paved courtyard. The external photographs were taken whilst the house was unoccupied and the temporary covered lean-to will be removed once the current tenant's vacate the property.

Agents' note There is a pedestrian right of way leading to and across the rear courtyard for the benefit of number 53 and on to the adjoining properties.

Tenure The property is freehold.

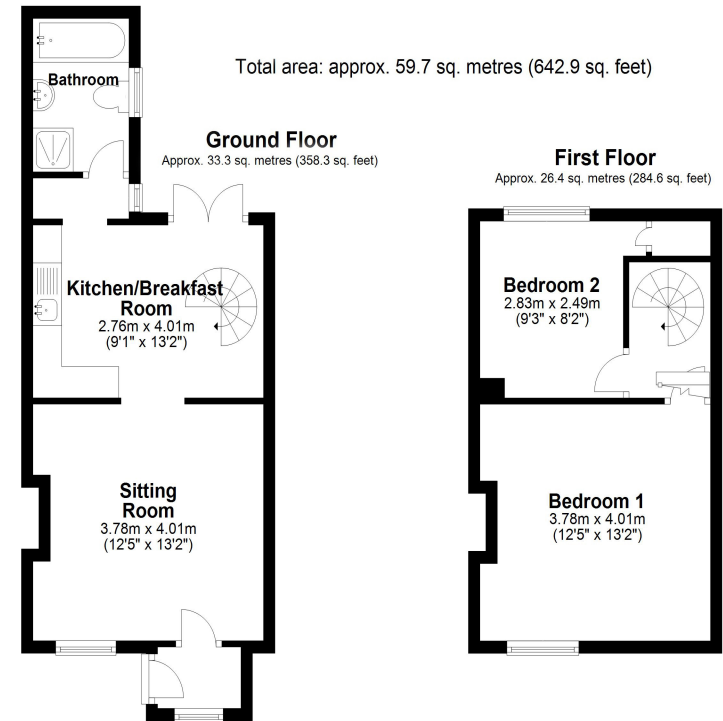
Services Mains water, gas, drainage and electricity are connected.

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: 17Mbps, Superfast 110Mbps, 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





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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

