



Queen Street, Newmarket, Suffolk

Pocock + Shaw

10 Queen Street
Newmarket
Suffolk
CB8 8EX

A delightful 3 bedroom Victorian property with a wealth of character and period features and situated in an established residential area on the historic south side of town. The property is beautifully presented and benefits from 2 charming reception rooms, a kitchen with a high ceiling and a 3 double bedrooms and a large bathroom on the first floor. A particular feature is the attractive part walled courtyard garden with the detached renovated former coach house.

Guide Price £349,950



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 stairs leading to the first floor.

Living room a charming room with an open fireplace with tiled hearth and surround, wood flooring and sliding sash window.

Dining room with wood flooring, built in cupboard storage, period corner cabinet, door leading down to the basement.

Kitchen with a range of fitted base and wall mounted units, sink and drainer inset to worktops, tiled flooring, high ceiling with recessed lighting, door to the garden.

Cellar with a gas fired boiler located at the top of the stairs, tiled flooring.

First floor landing with a feature window.

Bedroom 1 with feature wood panelling and a sliding sash window.

Bedroom 2 with a fireplace with cast iron grate and surround, built in cupboard storage sliding sash window.

Bedroom 3 with a sash window.

Bathroom with a corner bath, tiled shower cubicle, hand basin and low level WC, tiled flooring and part tiled walls, sliding sash window.

Outside To the right hand side a pair of wooden gated leads via a shingled walkway to an attractive part walled courtyard garden with a lawn and established shrubs.

Coach house a renovated 2 storey building, formerly the historic coach house to the property. This building offers a ground floor room with recessed ceiling lighting, a pair of French doors and stairs leading up to a further room with recessed ceiling lighting access to a roof space and a Velux window.

Agents' note There is a pedestrian right of way through the courtyard garden for the adjoining properties with a gate between the gardens of number 10 and 12.

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: 17Mbps, Superfast 60Mbps, 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





Ground Floor
Approx. 57.5 sq. metres (618.6 sq. feet)

First Floor
Approx. 65.7 sq. metres (707.4 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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