



Falmouth Street, Newmarket, Suffolk

Pocock + Shaw

4 Falmouth Street  
Newmarket  
Suffolk  
CB8 0LE

A superb 2 bedroom Victorian terraced home, extended and beautifully renovated and situated in a sought-after location with good access to the High Street. The property is offered with no onward chain and benefits from an outstanding fitted kitchen/ breakfast room and a generously proportioned open plan living room and dining area. Further benefits include a large double bedroom, a single bedroom and a modern shower room on the first floor and a rear courtyard.

Guide Price £300,000



**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 approximately 13 miles from Newmarket.

### Accommodation

**Entrance hall** leading to;

**Living room/dining room** a generously proportioned room with stairs leading to the first floor and wood effect flooring.

**Kitchen/breakfast room** an exceptional open plan room with a superb well equipped modern fitted kitchen with a range of fitted base and wall mounted units, stone worktops and upstands with a sink and drainer, integrate eye level oven and grill and separate 2nd oven, 4 ring ceramic hob with stainless steel splashback and extractor hood over, semi-vaulted ceiling with Velux windows and recessed ceiling lighting, wood effect flooring and a half glazed door to the rear aspect.

### First floor

**Landing** cupboard housing an Ideal gas fired central heating boiler.

**Bedroom 1** with wood flooring, fireplace with cast iron grate and surround.

**Bedroom 2** with wood flooring, fireplace with cast iron grate and surround, built in wardrobe with mirrored sliding doors.

**Shower room** with a large walk in shower area, hand basin and low level WC, illuminated mirror recessed ceiling lighting, wood effect flooring.

**Outside** At the rear of the property is an enclosed paved courtyard with a timber shed and a gated access.

### Services and tenure

**Tenure** The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected.

The property is in a Newmarket conservation area. The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 18Mbps, Superfast

104Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available.

EPC: TBC

**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

