



Fitzwilliam Close, Newmarket, Cambridgeshire

Pocock + Shaw

12 Fitzwilliam Close  
Newmarket  
Cambridgeshire  
CB8 8FT

A 50% share of a modern 4-bedroom detached home attractively positioned in a sought-after town location. The house forms part of a Cambridgeshire shared-ownership scheme and this superbly-presented property offers 2 reception rooms, a fitted kitchen and a ground floor cloakroom. Features include a double driveway and a South-east facing garden.

Price £210,000 for 50% Share



**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, stairs leading to the first floor, wood effect flooring, under stair cupboard.

**Cloakroom** with a hand basin and low level WC, wood effect flooring.

**Living room** with a bay window to the front aspect.

**Dining room** a double aspect room with a built in cupboard, wood effect flooring and a pair of French doors leading to the garden.

**Kitchen** with a range of fitted base and wall mounted units, worktops with inset sink and drainer, space for a frees standing oven with a stainless steel splash back and extractor hood over, wood effect flooring.

**First floor landing** with a built in cupboard.

**Bedroom 1** with a window to the front aspect.

**Bedroom 2** with a window to the rear aspect.

**Bedroom 3** with a window to the rear aspect.

**Bedroom 4** with a built in cupboard and a window to the front aspect.

**Bathroom** with a bath with shower over, hand basin and low level WC, tiled flooring and part tiled walls.

**Outside** The property stands at the head of an established residential cul-de-sac with views over a communal open green space.

A landscaped front garden with slate shingle, shrubs and a pathway leading to the front door and a double length block paved driveway to the side provides parking for two vehicles with wiring for an EV charging point.

A single side gate leads to an enclosed rear garden laid to lawn and with a paved patio area.

### Services and tenure

**Tenure** The property is leasehold with a monthly rent of £548.43 and a service charge of £42.09 per month payable to the Housing Association.

### Services

Mains water, gas, drainage and electricity are connected.

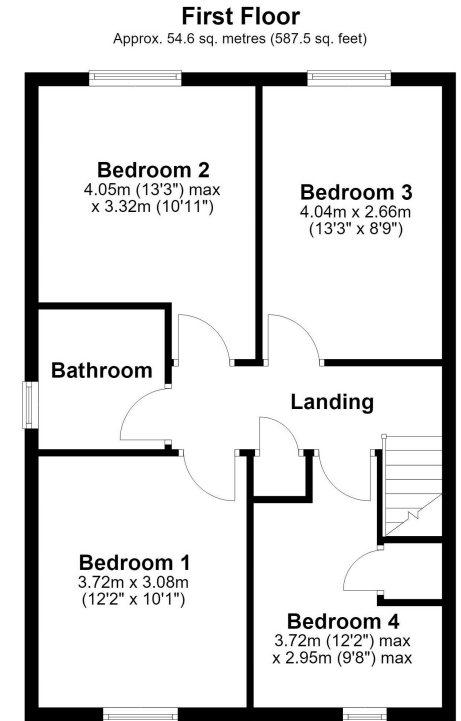
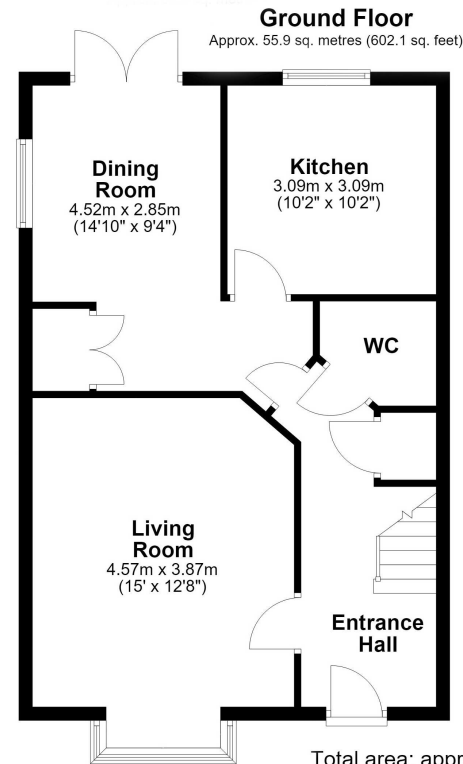
The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 16Mbps, Superfast76Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: B

**Council Tax** E East Cambridgeshire District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





Total area: approx. 110.5 sq. metres (1189.6 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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