



Exeter Road, Newmarket

Pocock + Shaw

66 Exeter Road  
Newmarket  
Suffolk  
CB8 8LR

A charming and deceptively spacious Victorian cottage close to the town centre.

Beautifully extended to offer a generous sitting room, open-plan kitchen/dining room with bi-fold doors opening to the courtyard garden, two double bedrooms, modern first-floor bathroom.

Guide Price £290,000



**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.

Situated just to the north of Newmarket Town centre, Exeter road is a cul de sac style road and consists of mainly period style houses and a horse riding yard.

**Sitting Room** 5.80m (19') x 3.61m (11'10")  
With a UPVC double glazed window to front aspect, UPVC part glazed entrance door, radiator, stairs to the first floor, wood flooring, feature fireplace, meter cupboard, under stair storage cupboard, door to:

**Open Plan Kitchen/Dining/Living Room**  
Kitchen 4.99m (16'4") x 2.53m (8'4")  
Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, integrated fridge/freezer and slimline dishwasher, integrated washer/dryer, fitted eye level electric oven, warming draw under, five ring gas hob with extractor hood over, wood flooring and opening to:-

Dining Area 3.12m (10'3") x 2.71m (8'11")  
With a wood floor, two radiators, bi-fold doors leading to the courtyard garden, storage cupboard.

**Cloakroom** UPVC double glazed window to side aspect, fitted with two piece suite including a pedestal wash hand basin with mixer tap and low-level WC.

## First Floor

## Landing

**Bedroom 1** 3.56m (11'8") x 2.88m (9'5")  
With a UPVC double glazed window to front aspect, radiator, built in wardrobe and additional storage cupboard.

**Bedroom 2** 3.33m (10'11") x 2.41m (7'11")  
UPVC double glazed window to rear aspect, radiator.

**Bathroom**  
Fitted with a three piece suite comprising of a bath with independent shower over, wash hand basin with drawers under, low-level WC, uPVC double glazed window to rear aspect, cupboard with combination gas fired boiler.

**Outside**  
The cottage is set behind a front garden with low wall and path to the front door. The rear courtyard garden is enclosed and has a gate to the side providing access to the front. Please note there is a right of way for 64 to pass over the garden for access to the front.

**Important Information** Local Authority: West Suffolk  
Council Tax Band: B, Annual Price: £1,745  
Conservation Area: Newmarket  
The property is freehold with a land registered title.  
Flood Risk: Very low  
Broadband Available: Basic 16 Mbps, Superfast 207 Mbps, Ultrafast 1800 Mbps  
Satellite / Fibre TV Availability  
BT, Sky and Virgin available.  
On street parking

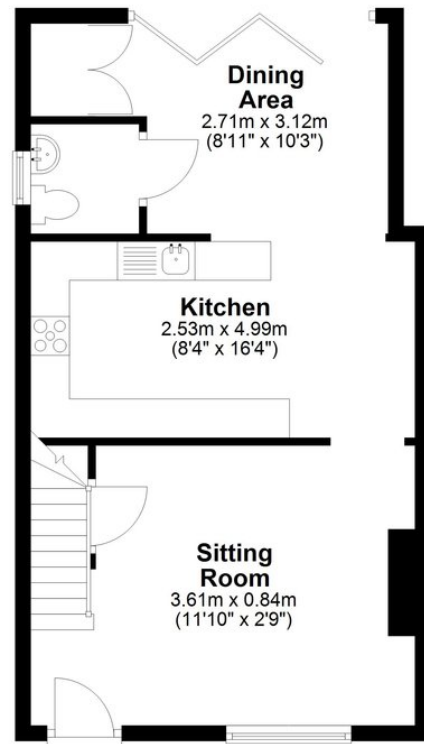
**Services** Mains water, gas, drainage and electricity are connected.

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



## Ground Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



## First Floor

Approx. 31.5 sq. metres (338.7 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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