



Freshfields, Newmarket, Suffolk

Pocock + Shaw

66 Freshfields
Newmarket
Suffolk
CB8 0EG

A 4 bedroom older style mid-terraced house offering potential for updating and improvement and standing in popular residential area with attractive views to the rear over school playing fields. The property is offered with no chain and benefits from a bay fronted living room and separate dining room, 4 bedrooms and a wet room on the first floor. A particular feature is the large South-West facing rear garden.

Guide Price £295,000



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 with stairs leading to the first floor.

Living room with a bay window to the front aspect.

Dining room with aspect to the rear overlooking the garden.

Kitchen with a range of fitted base and wall mounted units, sink and drainer, integrated oven and grill with 4 burner gas hob and extractor hood over, built in cupboard, half glazed door leading to the rear garden.

First floor landing

Bedroom 1 with a built in cupboard.

Bedroom 2 with a cupboard housing the gas fired combination boiler.

Bedroom 3 with a window to the rear aspect.

Bedroom 4 with a window to the rear aspect.

Shower room/wet room with a shower area, hand basin and tiled walls.

Separate WC with a high level WC.

Outside A front garden is laid to lawn with a pathway leading to the front entrance door. A pedestrian side access shared with the adjoining property leads to the rear of the house.

At the rear of the house is a large South-West facing garden laid to lawn with a brick outbuilding and an outside toilet and with attractive views over the school playing fields.

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.

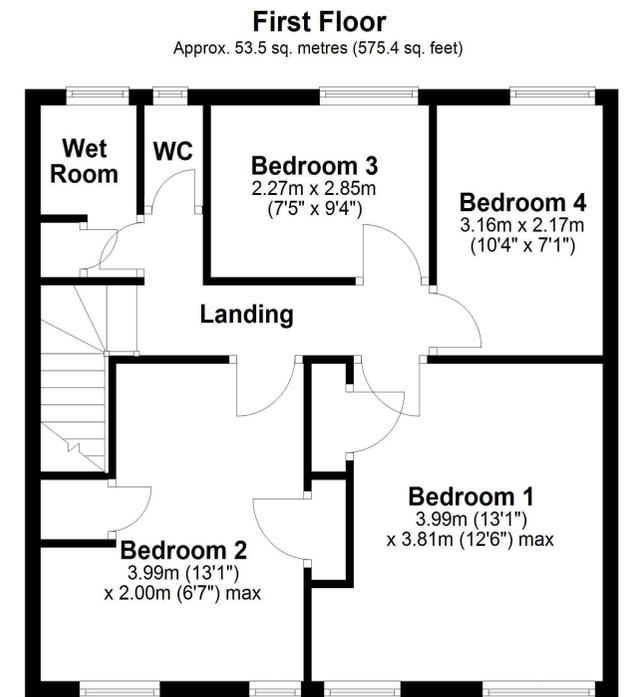
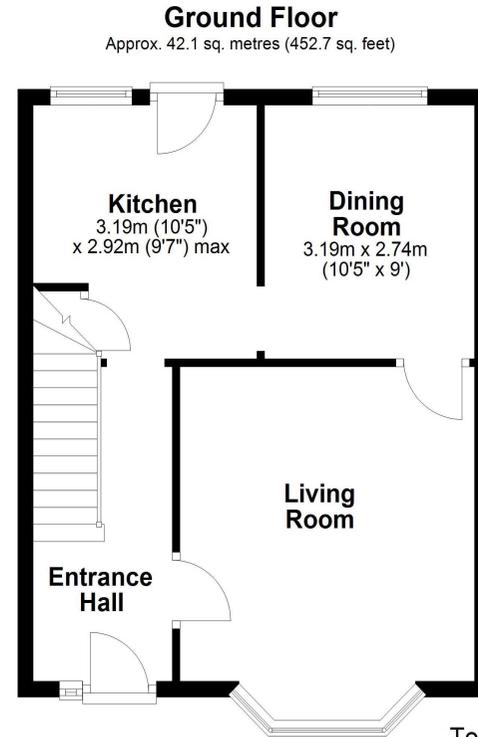
Internet connection, basic: 15Mbps, Superfast 60Mbps, Ultrafast: 1800Mbps.

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





Total area: approx. 95.5 sq. metres (1028.2 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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