

pocock & shaw

Residential sales, lettings & management



24 Fairhaven Way Newmarket, CB8 0DQ

A pleasantly situated 2 bedroom, extended semi detached bungalow now in need of some further updating.

Hall, extended sitting/dining room, kitchen, bathroom, sun room, garage, off road parking and enclosed garden. No chain.

Guide Price: £225,000



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.

With the benefit of a gas fired radiator heating system in detail the accommodation includes:

Entrance Hall

With Upvc entrance door.

Extended Lounge/Dining Room 7.04m (23'1") x 3.33m (10'11")

With an open fireplace with tiled surround, window to one side, radiator, sliding doors to the garden.

Kitchen 3.14m (10'4") x 1.79m (5'10")

With a base unit with worktop space over and 1+1/4 bowl sink unit with mixer tap taps and tiled splashbacks, gas point for cooker, window to the side, cupboard with a combination gas fired boiler, additional cupboard with electric consumer unit. Door to:-

Rear Lobby

Of wood and Upvc construction with windows overlooking the garden, door to the garden and door to side.

Bedroom 1 4.45m (14'7") max x 3.33m (10'11")

With a window to the front, built in double wardrobes, radiator.

Bedroom 2 2.84m (9'4") x 2.60m (8'6")

With a window to the front, radiator.

Bathroom

Fitted with a three piece suite with bath, handbasin and low level wc. Window to the side.

Garage

With an Up and over door, door to rear workshop area/store. Door to garden.

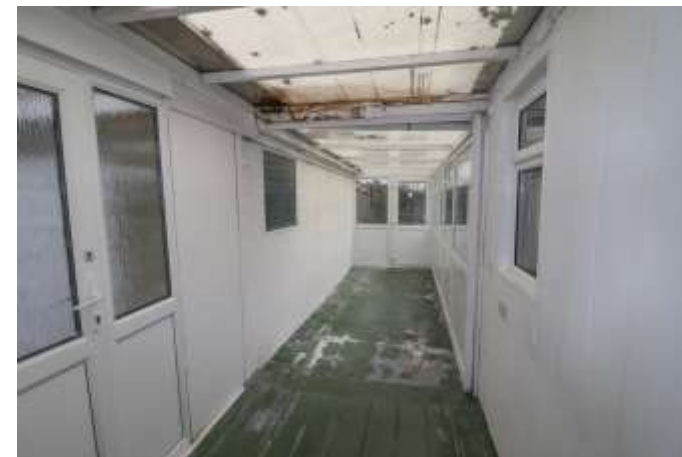
The property has a front garden laid to lawn, drive to one side providing off road parking and access to the garage. Rear garden is enclosed and is laid to lawn.

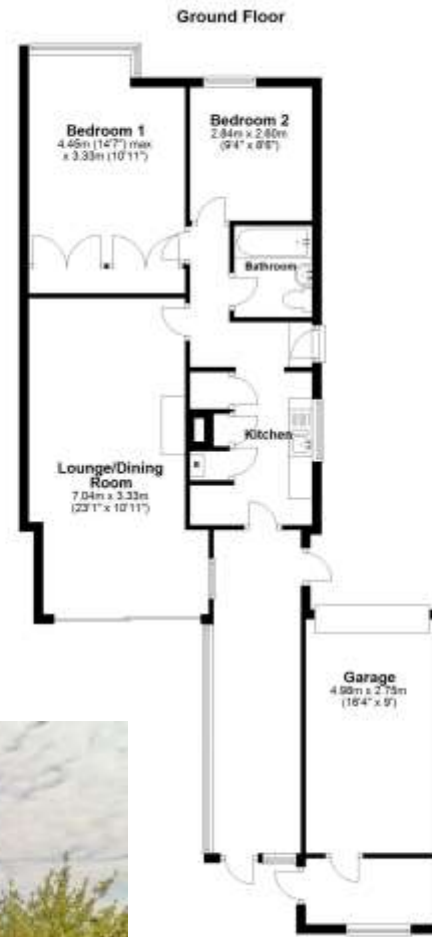
Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: B Forest Heath District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS





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An independent firm with four local offices and London marketing via the Mayfair Office

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