



Parkers Walk, Newmarket, Suffolk

Pocock + Shaw

245 Parkers Walk
Newmarket
Suffolk
CB8 7AS

A 2 bedroom mid terraced property standing in an established residential area and with attractive views to the front over a large open green. The property is superbly presented and benefits from a fitted kitchen, an open plan living room/ dining room with aspect over the garden and 2 bedrooms and a bathroom on the first floor. Features include a relatively private west facing garden and a garage nearby.

Guide Price £215,000



Entrance hall with a part glazed uPVC entrance door, stairs leading to the first floor, under stair cupboard.

Kitchen with a range of fitted base and wall mounted units, integrated sink and drainer, space for a free standing oven with extractor hood over.

Living room/dining room with a uPVC sliding patio door and a glazed door leading to the rear garden.

Fist floor landing

Bedroom 1

Bedroom 2

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

Outside The property stands in an attractive position within a popular development with views over a large open green with established trees.

An open plan front garden is laid to lawn with shrub borders and a picket fence. To the rear is an enclosed west facing garden with raised timber decking, a lawn and flower borders.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 17Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax B West Suffolk District Council

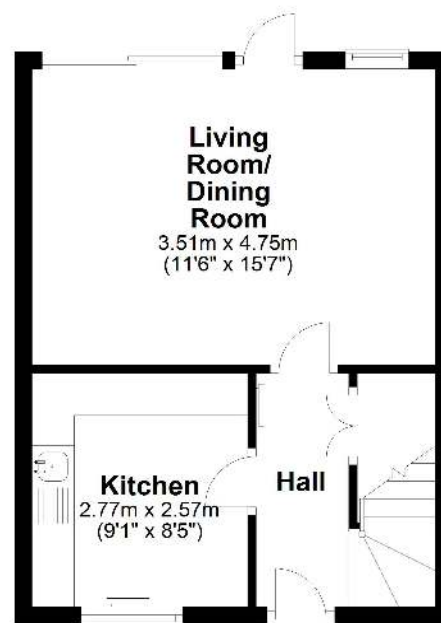
Viewing By Arrangement with Pocock + Shaw PBS





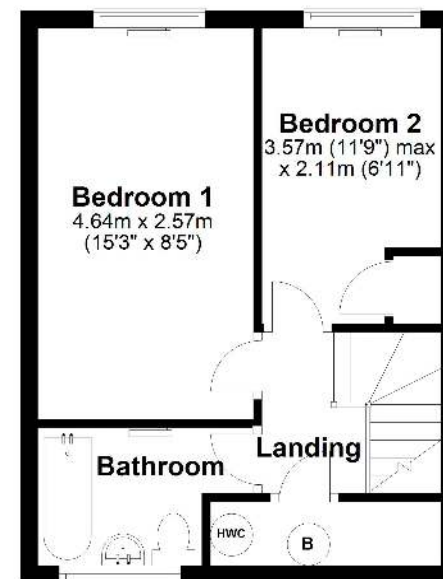
Ground Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.6 sq. feet)



Total area: approx. 63.6 sq. metres (684.5 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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