



Aureole Walk, Newmarket, Suffolk

Pocock + Shaw

496 Aureole Walk
Newmarket
Suffolk
CB8 7BQ

A superbly presented 2 bedroom linked end-terraced house standing in a established residential area on the north side of town. The property benefits from a large living room/ dining room with aspect over the garden, a recently fitted kitchen and a modern first floor bathroom. Features include attractive part walled established gardens and a garage conveniently located nearby.

Guide Price £220,000



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

Kitchen with a recently fitted modern kitchen with a range of base and wall mounted units, wood worktops with inset ceramic sink and drainer, space for a free standing oven with extractor hood over, wood effect flooring.

Living room/Dining room () a large room with wood effect flooring, window and sliding door leading to the rear garden

First floor

Landing with a large cupboard housing a modern "Ideal" gas fired combination boiler.

Bedroom 1

Bedroom 2 with a built in cupboard.

Bathroom with a modern suite comprising a bath with shower over, hand basin and low level WC, part tiled walls, ladder style heated towel rail.

Outside

The property stands in an established residential area set back from a service road and with a pretty front garden with established shrubs and a mature tree and a paved pathway leading to the front door.

A pedestrian side gate provides access to a part walled south facing rear garden with a paved patio, a raised lawn and attractive flower borders.

A garage is conveniently located nearby in Block 14 off Nimbus Way.

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. The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 6Mbps, Superfast 80Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

EPC: TBC

Council Tax B West Suffolk District Council

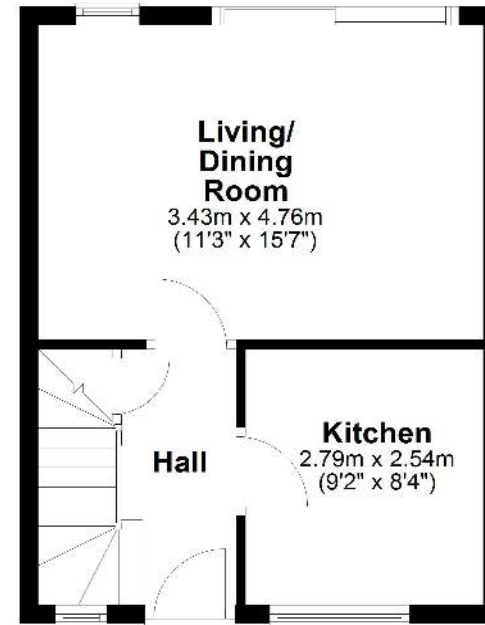
Viewing By Arrangement with Pocock + Shaw PBS



Total area: approx. 60.3 sq. metres (648.6 sq. feet)

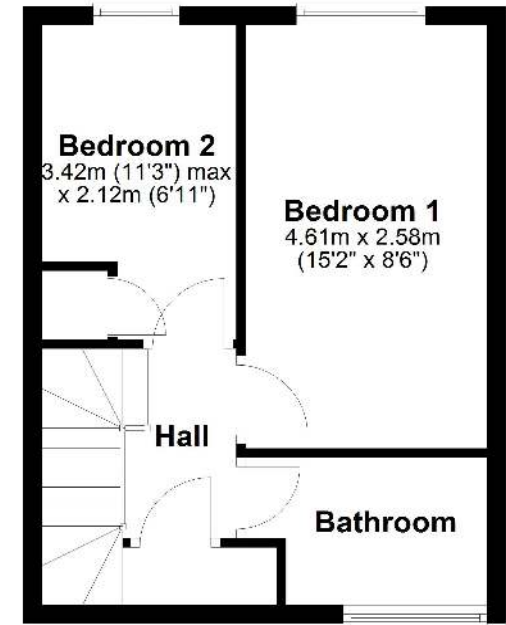
Ground Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.1 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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