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Residential sales, lettings & management



202 Fordham Road
Newmarket, CB8 7LG

Set within almost three quarters
of an acre, a detached 3
bedroom bungalow offering
tremendous potential.

No Chain. EPC:D

Guide Price: £410,000



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.

This is a very rare opportunity to purchase a property set withing very large gardens understood to extend to about three quarters of an acre (subject to survey). The bungalow itself offers spacious accommodation which would also lend itself to the possibility of extending (subject to permission) and is complimented by a large tandem detached garage/workshop. With the benefit of an electric heating system in detail the accommodation includes:-

Entrance Hall

With an entrance door, storage cupboard.

Sitting Room 4.58m (15') x 3.61m (11'10")

With a window to the front open fire place with brick surround, electric radiator.

Kitchen 3.63m (11'11") x 3.31m (10'10")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer, space for a cooker, space for a dishwasher, space for an undercounter fridge window to the side, door to the garden.

Family Room 6.80m (22'4") x 2.40m (7'10")

With two windows to rear either side of a door to the garden, electric radiator.

Bedroom 1 4.51m (14'10") x 3.04m (10')

With windows to the front and side, electric radiator, dressing area with built in wardrobes and rear window

En-suite Shower Room

Fitted with a three piece suite comprising of a shower enclosure, wash hand basin and low-level WC, window to the rear, heated towel rail.

Bedroom 2 3.37m (11'1") x 3.35m (11')

With a window to the front.

Bedroom 3 3.35m (11') x 2.75m (9')

With a window to the rear (opening into the family room), electric radiator, built in cupboard/wardrobe.

Bathroom

Fitted with a three piece suite comprising of a bath with independent shower over, pedestal wash hand basin and low-level WC, window to the rear (opening into the family room), cupboard housing the hot water cylinder.

Utility Room 2.02m (6'8") x 1.41m (4'8")

Approached from outside with entrance door, plumbing for washing machine, window to the rear, wash hand basin and low-level WC.

Outside

The property is set behind a front garden with drive way and off road parking for several cars. Access to a tandem length garage with doors to the front and rear, side pedestrian door, light and power.

Rear garden laid to lawn with shrubs and trees and leading to a wooded garden to the rear.

Services

Mains water and electricity are connected. Drainage is via a septic tank.



Tenure

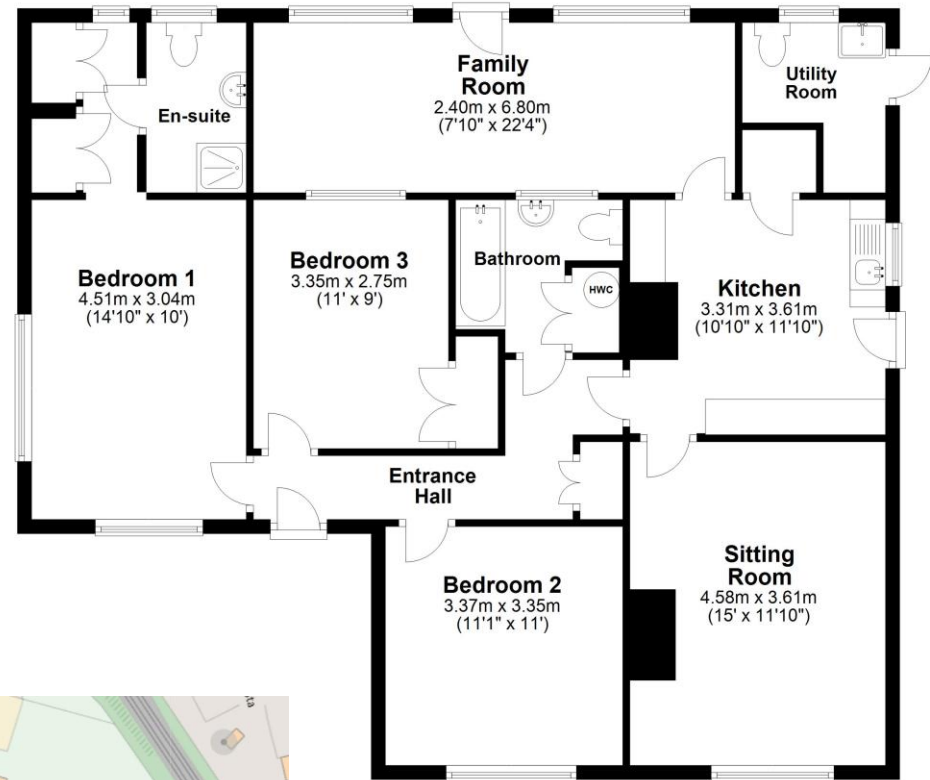
The property is freehold.

Council Tax Band: D East Cambridgeshire District Council

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



Ground Floor



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2 Wellington Street, Newmarket, Suffolk, CB8 0HT

Tel: 01638 668 284

Email: newmarket@pocock.co.uk www.pocock.co.uk

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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