

pocock & shaw

Residential sales, lettings & management



254a Hethersett Close,
Newmarket, Suffolk ,CB8 7AT

An attractively positioned and
extended two bedroom end of
terrace house overlooking an
open green and situated in a
popular residential
development.

No onward chain

Guide Price £225,000

EPC: D



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.

Attractively situated overlooking an open green this extended two bedroom house offers versatile accommodation benefiting from double glazed windows, gas radiator heating and enclosed garden and a garage.

It is considered ideal as a property for first time buyers or an investment purchase.

Ground Floor

Hall

Part glaze entrance door, radiator, stairs to the first floor, under stair storage cupboard.

Kitchen 2.76m (9'1") x 2.58m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, spaces and plumbing for a washing machine and dishwasher or tumble dryer, space for a fridge/freezer, electric point for cooker, window to the front.

Sitting Room 4.79m (15'9") x 3.46m (11'4")

With a window to the rear, door to the garden, radiator and large opening too:-

Dining Area 3.56m (11'8") x 2.45m (8')

With a window to the side, radiator, sliding door patio doors to the deck and garden.

First Floor

Landing

Large airing cupboard with gas fired boiler and hot water tank.

Bedroom 1 4.60m (15'1") x 2.58m (8'6")

Window to the rear, radiator.

Bedroom 2 3.51m (11'6") max x 2.11m (6'11")

Window to the rear, radiator, built in wardrobe.

Bathroom

Fitted with a three piece suite comprising of a bath with electric shower over, pedestal wash hand basin and low-level WC, tiled surround, window to the front, radiator.

Outside

The property is set behind a brick wall with paved area. bin store and path to the front door. The rear garden is about 12 meters long and is laid to lawn with a deck and pergola, timber garden shed and rear gate. Single garage situated in garage block 1.

Services

Mains water, gas, drainage and electricity are connected.



Tenure

The property is freehold

Council Tax Band: B West Suffolk District Council

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



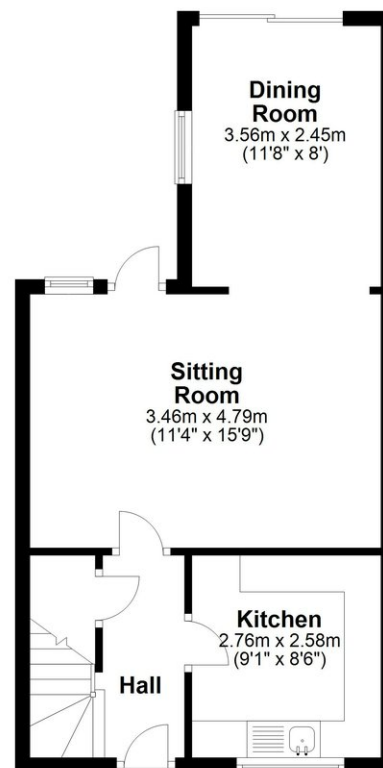
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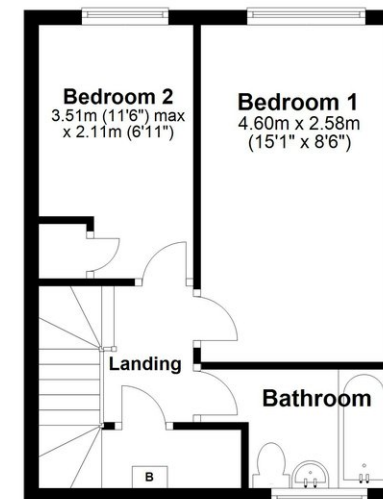
Ground Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 72.4 sq. metres (779.0 sq. feet)

An independent firm with five 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