

pocock & shaw

Residential sales, lettings & management



13 Melton Close
Newmarket
Suffolk CB8 8BE

Ideally located for the town and for the railway station, this two bedroom period cottage has a modern kitchen and bathroom and with the added benefit of a courtyard garden at the rear.
EPC:E

Photos displayed are from inventory photos taken prior to current tenancy commencement.

Guide Price: £215,000



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, 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.

Ideally located for the town and for the railway station, on the favoured south side of the town centre, this well presented two bedroom period cottage has a modern kitchen and bathroom and with the added benefit of a courtyard garden at the rear.

With a gas fired radiator central heating system and many uPVC double glazed windows and doors, in detail the accommodation comprises:-

Ground Floor

Sitting Room 3.52m (11'7") x 3.26m (10'8")

With an entrance door, with a window to the front aspect, double radiator, storage cupboards, open plan to:

Kitchen/Breakfast Room 3.52m (11'7") x 3.26m (10'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, tiled splashbacks, space for fridge freezer, ceramic hob with extractor hood over, fitted electric oven, plumbing for washing machine, with a window to the rear aspect. Stairs to first floor.

Bathroom

Fitted with a matching three-piece suite comprising of a panelled bath with shower attachment over, a glass screen, pedestal wash hand basin and low-level WC, fully tiled surround, heated towel rail, extractor fan, frosted double glazed window to side aspect, tiled flooring.

First Floor

Landing

Doors to:

Bedroom 1 3.26m (10'8") x 3.17m (10'5")

Window to front, radiator, sliding door to Storage cupboard, sliding door to Storage cupboard.

Bedroom 2 3.29m (10'10") x 2.64m (8'8")

Window to rear, radiator, double door to storage cupboard.

Services

Mains water, gas, drainage and electricity are connected.

Tenure

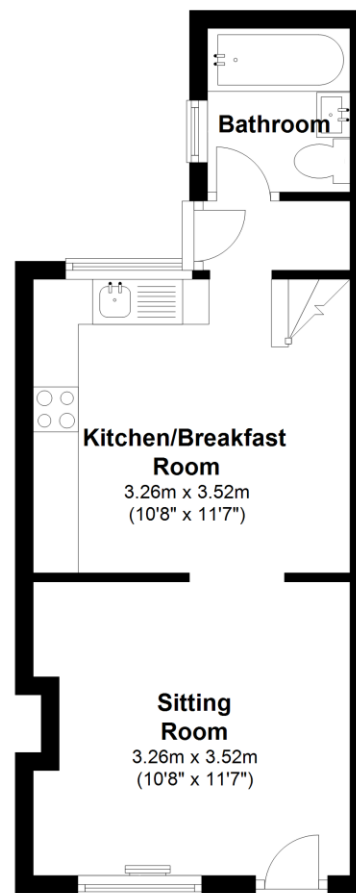
The property is freehold.

Council Tax Band: B

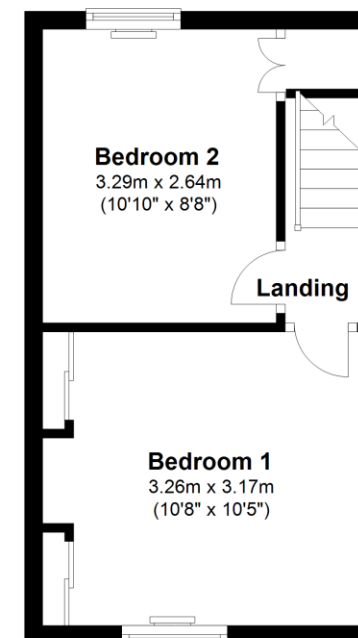
Forest Heath District Council

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

Ground Floor



First Floor



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59 High Street, Burwell, Cambridgeshire

Tel: 01638 668 284

Email: burwell@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