

pocock & shaw

Residential sales, lettings & management



81 King Edward VII Road,
Newmarket, Suffolk, CB8 0ET

Positioned near the end of a cul de sac a spacious two bedroom semi detached house with a conservatory, large garden, garage and off road parking.

Porch, kitchen/dining room, sitting room, conservatory, two bedrooms, bathroom.

No Chain.

Guide Price: £265,000



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 Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

With the benefit of a gas fired radiator heating system in detail the accommodation includes:-

ENTRANCE PORCH with half-glazed UPVC entrance door, laminate flooring, radiator and window to front aspect.

INNER HALLWAY with stairs leading to first floor, radiator.

KITCHEN 12' 3" x 9' 9" (3.73m x 2.97m) with a range of fitted units comprising a sink and drainer with mixer tap, range of fitted base and wall units, worktops, space for a cooker, extractor hood, plumbing for washing machine, cupboard housing gas fired central heating boiler, radiator, window to front aspect.

SITTING ROOM 13' 3" x 11' 4" (4.04m x 3.45m) with understair recess area, radiator, window to rear aspect, half glazed door leading to:-

Conservatory

Of Upvc construction with brick lower walls, French doors to the garden.

FIRST FLOOR

LANDING with access to roof space, cupboard.

BEDROOM 1 12' 5" x 9' 10" (3.78m x 3m) with built in cupboard, radiator, window to front aspect.

BEDROOM 2 11' 4" x 6' 9" (3.45m x 2.06m) with radiator and window to rear aspect.

BATHROOM with a three piece suite comprising of a panelled bath with mixer tap and shower attachment, pedestal hand basin and low level WC, tiled walls, radiator, window to rear aspect.

OUTSIDE

FRONT GARDEN laid to lawn, with hedge boundary.

DRIVEWAY leading to:

GARAGE with metal up and over door to front, window and door to rear.

LONG REAR GARDEN laid to lawn.



Tenure

The property is freehold

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: C West Suffolk District Council

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



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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