



Croft Road, Newmarket, Suffolk

Pocock + Shaw

33 Croft Road
Newmarket
Suffolk
CB8 0AQ

A 2 bedroom older style end of terrace house with a delightful long rear garden, offered with no chain and standing in a popular location north of the town centre. The property is well presented and benefits from a living room with a wood burning stove and a fitted kitchen/dining room. Features include 2 bedrooms and a modern shower room on the first floor and an outstanding rear garden approximately 20 meters in length.

Guide Price £230,000



Newmarket is 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.

Entrance hall with a part glazed uPVC entrance door, stairs leading to the first floor.

Living room 10'11" x 11'1" (3.33 m x 3.38 m) with wood effect flooring, fireplace with wood burning stove.

Kitchen/dining room 10'0" x 14'4" (3.06 m x 4.37 m) with a range of fitted units, space for free standing oven (available by negotiation), wall mounted Worcester gas fired combination boiler, wood effect flooring, under stair cupboard, uPVC door leading to the rear garden.

First floor Landing

Bedroom 1 11'0" x 11'3" (3.35 m x 3.44 m) with a feature fireplace with cast iron grate and surround, wardrobe recess.

Bedroom 2 9'11" x 7'0" (3.03 m x 2.13 m)

Shower room recently fitted with a large walk in shower area, hand basin and low level WC.

Outside To the front of the property is a garden with a brick perimeter wall and a wrought iron gate.

A side passageway shared with the neighbouring homes leads to a pedestrian gate to the rear of the property. An impressive rear garden approximately 20 meters in length is laid to lawn with established shrubs, shingled areas, and an outbuilding.

Agents' note There is a pedestrian right of way across the rear garden providing access to number 35 Croft Road.

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 and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 7Mbps, Superfast: 115Mbps, Ultrafast: 1800Mbps. Mobile phone coverage by the four major carriers available.

EPC: TBC

Council Tax B West Suffolk District Council

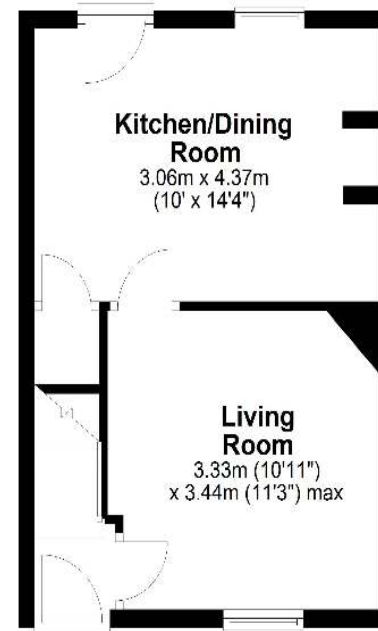
Viewing By Arrangement with Pocock + Shaw PBS





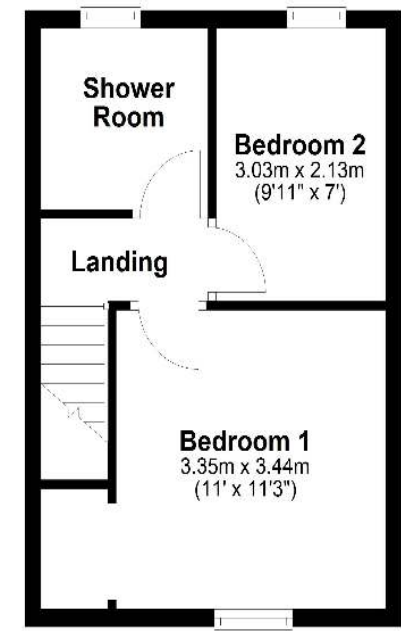
Ground Floor

Approx. 28.4 sq. metres (305.9 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



Total area: approx. 56.8 sq. metres (611.6 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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