



Eastside Cottage, The Street, Snailwell,  
Newmarket, Cambridgeshire

Pocock + Shaw



Eastside Cottage  
4 The Street  
Snailwell  
Cambridgeshire  
CB8 7LX

A charming 2 bedroom semi-detached period cottage standing in an elevated large plot of 0.12 acres with delightful gardens and uninterrupted views to the rear over farmland. The property is offered with NO CHAIN and benefits from a living room with an open fireplace, a separate dining room and a fitted kitchen to the rear. Additional features include 2 generous double bedrooms and a bathroom on the first floor, an outbuilding at the rear and a superb large garden with off-road parking.

Guide Price £365,000





**Location** Snailwell is a charming village located in East Cambridgeshire, just 2.5 miles north of the famous horse racing town of Newmarket, around 12.5 miles from Ely City, 16 miles from Bury St Edmunds, and around 17 miles from the historic city of Cambridge. With excellent transport connections via the nearby A14/A11 and the train station offering regular services to Cambridge, London Kings Cross, and Ipswich. The village's proximity to Newmarket means Snailwell residents have access to leisure centres, sports clubs, dentists' and doctor's surgeries, a hospital, shops and supermarkets, pubs and restaurants, equestrian facilities, and highly regarded schools.

## Accommodation

**Entrance hall** with tiled flooring, doors leading to the living room and the dining room.

**Living room** with an open fireplace with tiled hearth and surround, period window to the front aspect.

**Dining room** with a period range (unchecked for working condition), built-in storage, door leading to the stairs to the first floor.

**Kitchen** with a sink with basin and mixer tap, fitted base and wall mounted cupboards, integrated stainless steel oven and grill, 4 ring ceramic hob and extractor hood over, quarry tiled flooring and half glazed door leading to the garden.

## First floor landing

**Bedroom 1** with a feature fireplace with cast iron grate and surround, period window to the front aspect.

**Bedroom 2** with a fireplace with cast iron grate and surround.

**Bathroom** with a bath, hand basin, low level WC.

**Outside** The property is situated in a delightful non-estate village location standing in a superb large plot of 0.12 acres with a driveway to the left hand side, a picket fence and gate with a shingled pathway leading to a covered porch entrance to the front door with a tiled hearth. The lawned garden extends to the side and rear with a paved patio, a useful brick outbuilding (3.12m x 3.10m) and post and rail fencing.

**Tenure** The property is freehold.

**Services** Mains water and electricity are connected. The drainage is via a private septic tank. The property is in a conservation area and in a low flood risk area.

The property has a registered title.

Internet connection, basic: 4Mbps, Superfast: 54Mbps.

Mobile phone coverage by Vodafone and O2 carriers available. EPC: E

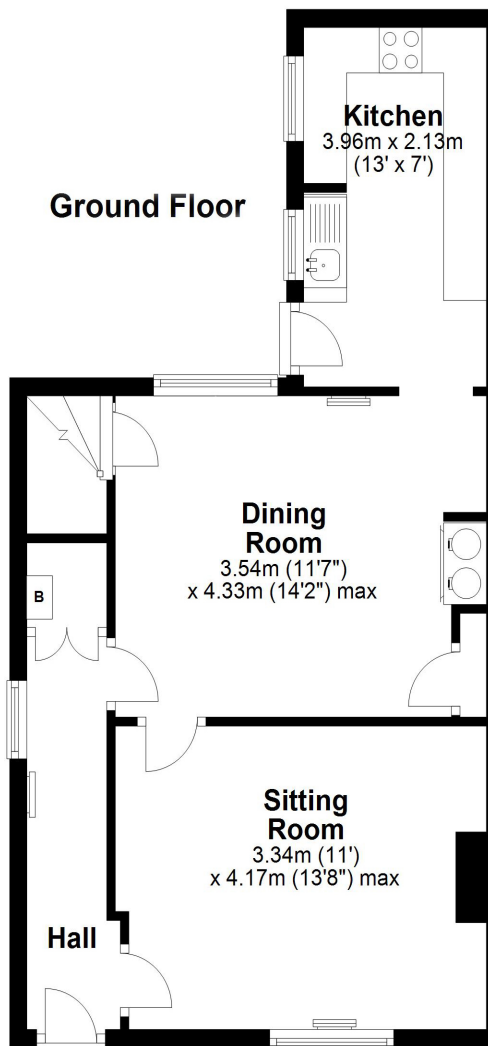
**Council Tax** C East Cambridgeshire District Council

**Viewing** By Arrangement with Pocock + Shaw PBS

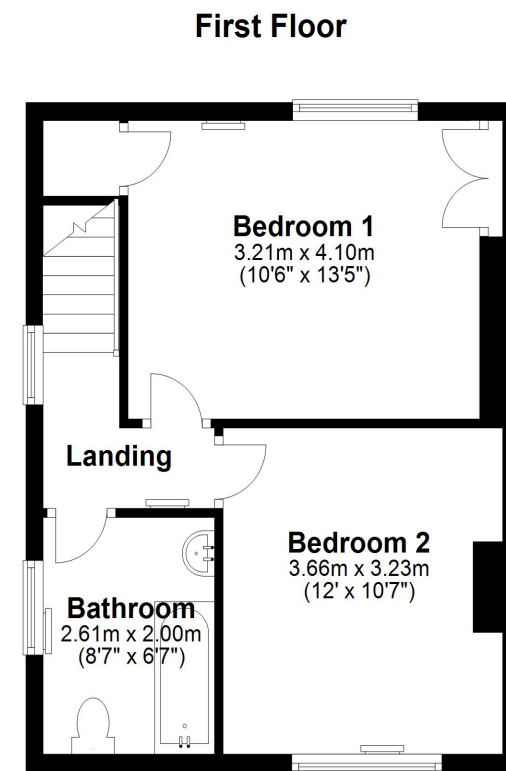
**Agents note** The property is currently occupied with a tenant living in the cottage. Therefore, viewings are strictly by appointment with the agent and interested parties are asked to respect the privacy of the tenant if viewing externally.







Total area: approx. 83.8 sq. metres (902.0 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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