

pocock & shaw

Residential sales, lettings & management



191 Tulyar Walk

Newmarket, Suffolk, CB8 7AX

An extended end of terrace two bedroom house located in a popular development to the north of the town centre. The property benefits from a large conservatory and replacement double glazed windows but some further improvements are considered necessary.

No Chain

EPC Rating: D

Guide Price: £175,000



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'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.

This end of terrace house offers well planned accommodation which has benefitted from the construction of a large conservatory, replacement of the windows with double glazed UPVC units, the addition of a porch to the front, and the installation of solar panels. However it is considered that some further improvements may be considered necessary. With the benefit of electric ceiling heating in detail the accommodation includes:-

Ground Floor

Entrance Hall

With a UPVC front door, stairs to the 1st floor, under stair cupboard.

Sitting Room 4.77m (15'8") x 3.45m (11'4")

Two UPVC double glazed windows to the rear, uPVC double glazed door to:

Conservatory 4.07m (13'4") x 2.74m (9')

Of UPVC construction with windows and uPVC double glazed french double doors to garden.

Kitchen 2.77m (9'1") x 2.54m (8'4")

Base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, electric point for cooker, uPVC double glazed window to front aspect.

First Floor

Landing

Access to loft space, airing cupboard with hot water cylinder.

Bedroom 1 4.60m (15'1") x 2.59m (8'6")

With a range of built in wardrobes, UPVC double glazed window to the rear.

Bedroom 2 3.42m (11'3") max x 2.08m (6'10")

UPVC double glazed window to the rear, built in cupboard.

Bathroom

Fitted with a three piece suite comprising bath with independent electric shower over, pedestal wash hand basin and low-level WC, tiled surround, UPVC double glazed window to front.

Outside

The property is set behind a front garden with low brick wall.

The rear garden is laid to lawn with screen fencing and a rear garden gate.

Note

The property has had solar panels fitted in 2012. The vendor has benefitted from approximately £400 from the feed in tariff and their electricity bills have been about £50 per month.



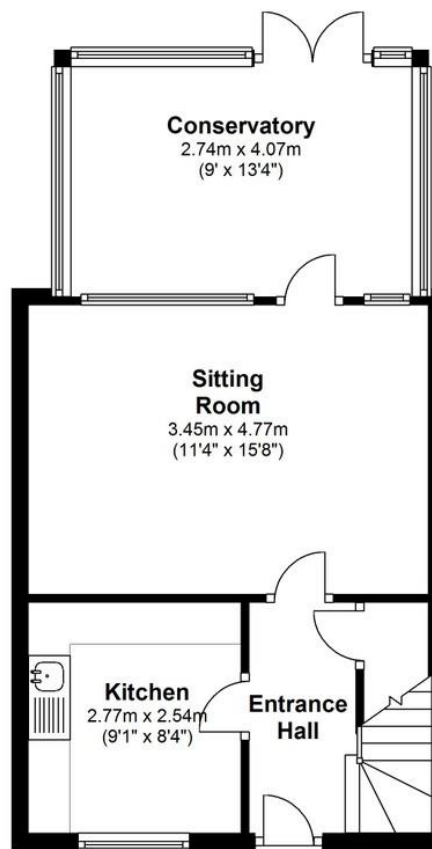
Council Tax Band: B Forest Heath District Council

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



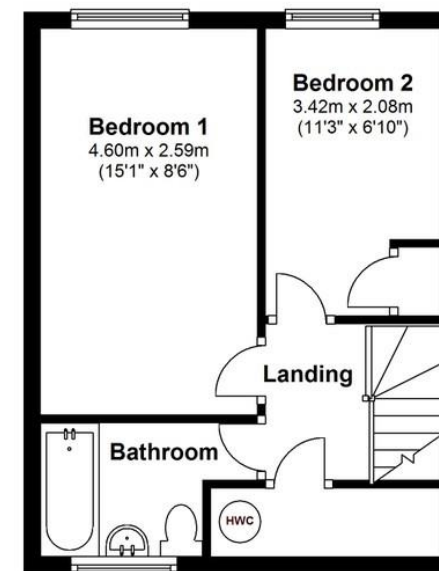
Ground Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 71.6 sq. metres (770.7 sq. feet)

pocock & shaw
Residential sales, lettings & management

2 Wellington Street, Newmarket, Suffolk, CB8 0HT

Tel: 01638 668 284

Email: newmarket@pocock.co.uk www.pocock.co.uk

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