

pocock & shaw

Residential sales, lettings & management

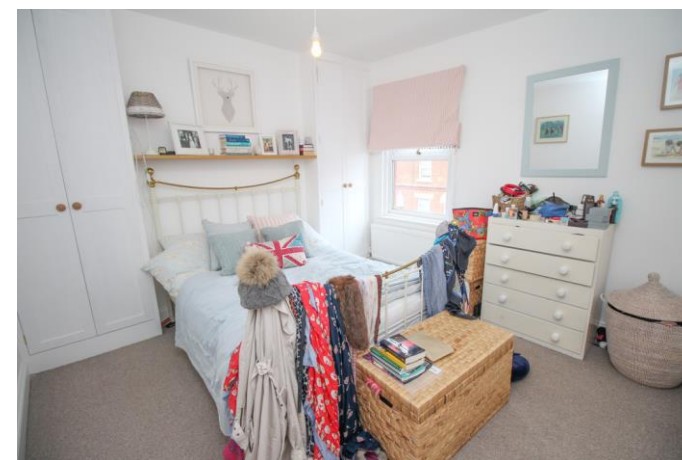


11 Nat Flatman Street Newmarket, CB8 8HW

An outstanding Victorian cottage sympathetically updated to provide charming accommodation with an attractive enclosed garden and conveniently set south of the town centre within easy reach of the train station.

Early viewing recommended.
EPC: E

Guide Price: £249,950



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.

Ground Floor

Sitting/Dining Room 6.73m (22'1") x 3.66m (12')

With a Upvc double glazed window to front and rear, two double radiators, Oak wooden flooring, alcove storage areas, staircase to the first floor, under stair cupboard. It is understood that the second fireplace could be made operational.

Refitted Kitchen 4.06m (13'4") x 2.11m (6'11")

Fitted with a range of base cupboards with solid wood worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, space for a range style gas cooker, extractor hood, Upvc double glazed window to side, Oak wooden flooring, recessed ceiling spotlights, double doors to the garden and door to:

Side Porch

With Door to garden

First Floor

Landing

Access to loft space.

Bedroom 1 3.35m (11') x 3.32m (10'11")

Upvc double glazed window to the front, double

radiator, built in alcove wardrobes with bi fold doors.

Bedroom 2 3.31m (10'10") x 2.01m (6'7")

Upvc double glazed window to rear, radiator.

Inner Hallway Leading to the bathroom and comprising of wall slatted shelving and the hot water cylinder, Upvc double glazed window to side, door to:

Bathroom

Fitted with three piece suite comprising bath with independent electric power shower over, pedestal wash hand basin, low-level WC, Upvc double glazed window to rear, radiator, recessed ceiling spotlights.

Outside

Most attractive split level garden with paving area, decked patio area, screen fencing, rear gate and planting areas.

Services

Mains water, gas, drainage and electricity are connected.

Tenure

The property is freehold. Council Tax Band: B West Suffolk District Council.

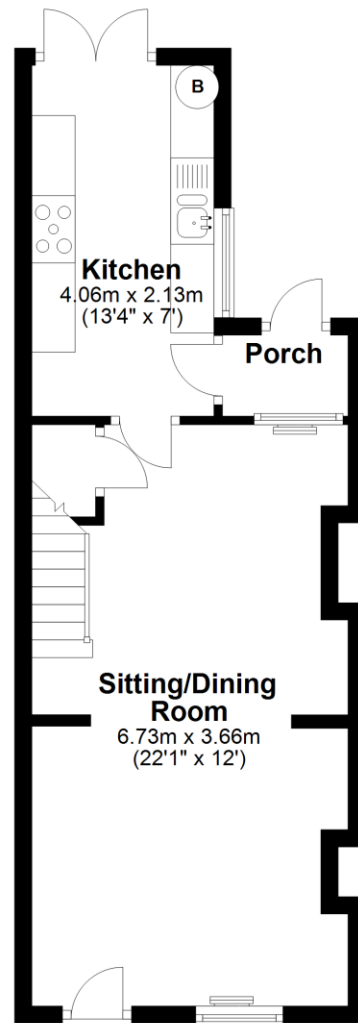
Note

The photographs were taken during a previous tenancy.

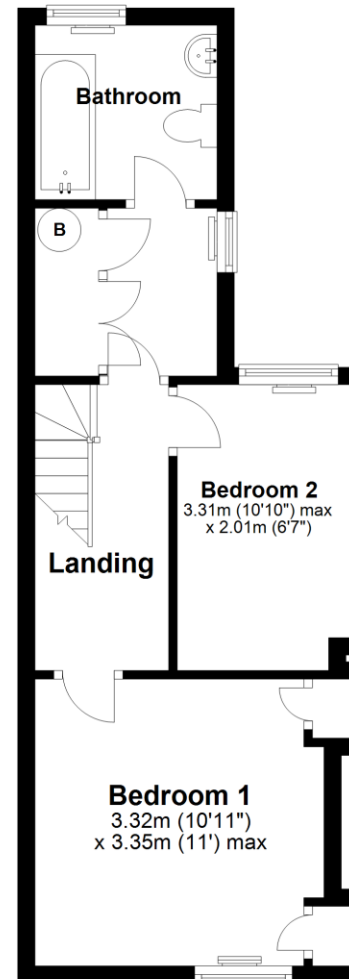
Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



Ground Floor



First Floor



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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