



Edinburgh Road, Newmarket, Suffolk

Pocock + Shaw

22 Edinburgh Road
Newmarket
Suffolk
CB8 0QF

A 2 bedroom detached bungalow standing in a superb large plot of just under 1/5th acre and offering tremendous potential for developing and extending (subject to planning). The property is offered with no chain and benefits from a generous open plan living room/dining room, 2 double bedrooms and a shower room. Features include a long driveway and a garage and the delightful garden.

Guide price £330,000



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 Hallway with a part glazed entrance door, built in cupboard.

Living room/dining room 22'9" x 12'11" (6.93 m x 3.94 m) with a fireplace with a gas fire and marble hearth and surround, glazed door leading to the rear garden.

Kitchen/breakfast room 11'9" x 9'7" (3.58 m x 2.92 m) a double aspect room with range of fitted base and wall mounted units, stainless steel sink and drainer, space for free standing oven with extractor hood over, door leading to the driveway.

Bedroom 1 12'0" x 12'0" (3.67 m x 3.65 m) with a built in cupboard.

Bedroom 2 11'8" x 9'11" (3.56 m x 3.03 m) with fitted wardrobes with glass doors.

Shower room with a walk in shower area hand basin and low level WC.

Outside To the front of the property is a well maintained garden, laid to lawn with a picket fence and pathway. A long driveway to the side leads to a detached garage with a pair of wooden doors to the front and a pedestrian door to the side.

At the rear of the bungalow is a delightful large garden laid to lawn established shrubs and trees, a paved patio and a picket fence and gate to the side.

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: 11Mbps, Superfast 64 Mbps, Ultrafast: 1800Mbps.

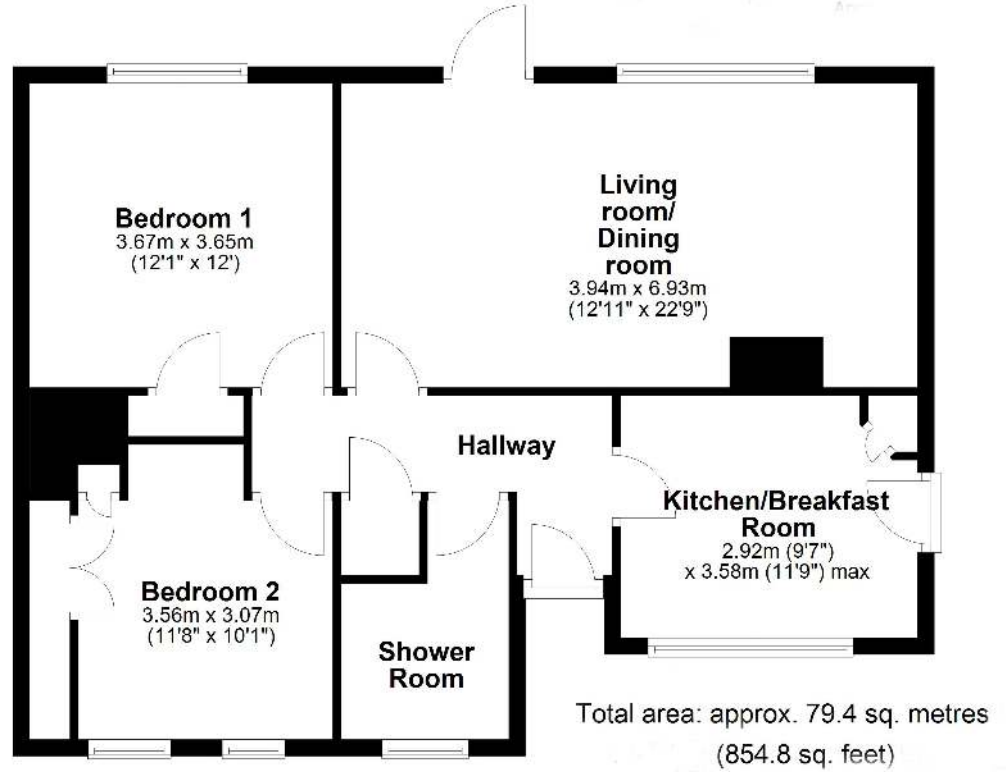
Mobile phone coverage by the four major carriers available.

EPC: TBC

Council Tax D West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





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. (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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

