



The Pantiles, 40 Centre Drive

Newmarket, Suffolk, CB8 8AW

An interesting detached older style single storey residence with part red brick elevations under a pantile roof set in a delightful gardens extending to about 200ft. The property currently provides two bedroom accommodation of character, but has the potential to extend and improve subject to consent.

Early viewing highly recommended.
EPC Rating: TBC

Guide Price: £275,000



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.

With the benefit of a gas fired heating system in detail the accommodation includes:-

Entrance Hall

With an entrance door, two windows, radiator.

Sitting Room

4.23m (13'10") x 3.66m (12')
With a tiled fireplace with gas fire, alcove storage cupboard, window to front, double radiator.

Inner Hallway

Window to side, radiator, door to cupboard.

Bathroom

Fitted with a roll top bath, pedestal hand basin, low level w.c, window to side.

Kitchen

2.13m (7') x 2.01m (6'7")
With a range of cupboards, wall cupboards, work surface with sink unit, gas hob, built in double oven window to side.

Garden Room

An extension with a glass end having French doors to the garden, windows either side wall mounted gas radiator heating boiler serving heating system and domestic hot water, second door to the garden.

Bedroom 1 3.63m (11'11") max x 3.63m (11'11")
With a Bay window to front, chimney breast, radiator

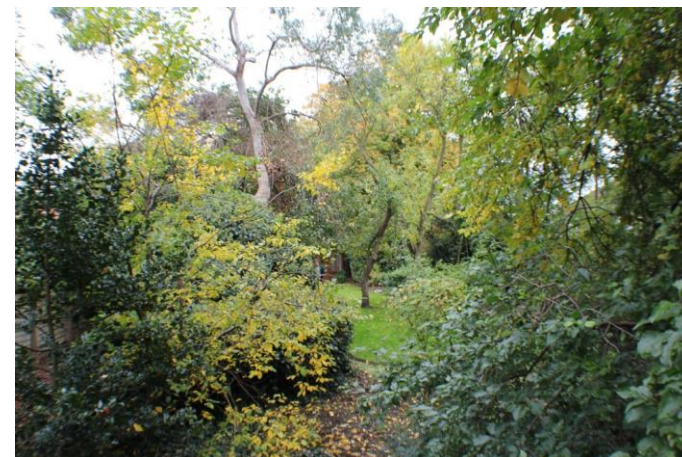
Bedroom 2 3.63m (11'11") x 3.63m (11'11")
With a window to side, fireplace and second door to the sitting room.

Outside

The property is approached via a five bar gate with a York stone path to the front door, ornamental pond, tall shrubs and access either side to the rear. The rear garden is laid to lawn with many trees and shrubs, timber outbuilding with double doors, screen fencing.

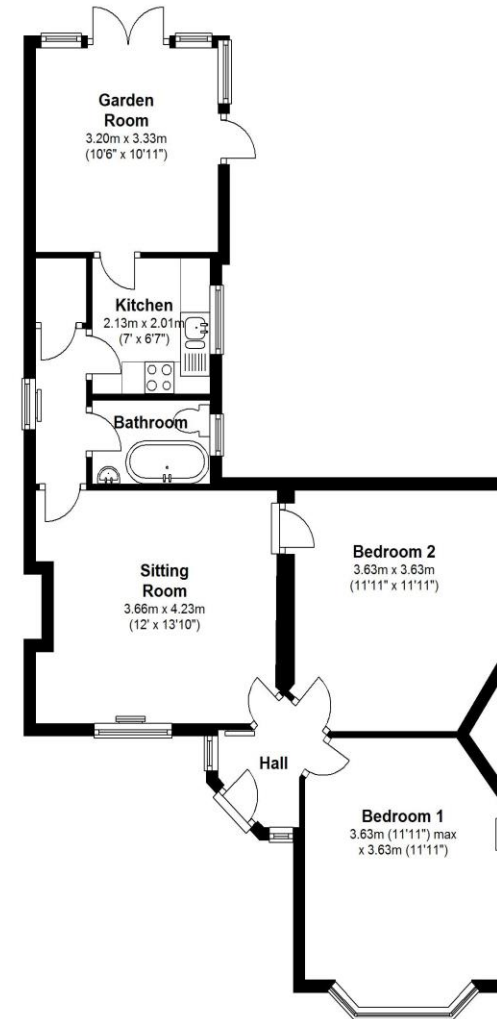
Council Tax Band: B Forest Heath District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS/N6084





Ground Floor



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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