



Windsor Road, Newmarket, Suffolk

Pocock + Shaw

134 Windsor Road
Newmarket
Suffolk
CB8 0QA

A 3 bedroom older style mid terraced property with NO CHAIN and standing in a popular residential location. The house offers potential for further modernisation and benefits from a double aspect living room/dining room, and 3 bedrooms and a bathroom on the first floor. Features include gas fired central and gardens to the front and rear.

Guide Price £275,000



Location 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 regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Entrance hall with a part glazed entrance door, stairs leading to the first floor.

Living room/dining room 22'8" x 11'2" (6.91 m x 3.41 m) a double aspect room with a gas fireplace with a back boiler, pair of French doors leading to the rear garden.

Kitchen 8'6" x 9'5" (2.58 m x 2.88 m) with a range of fitted base and wall mounted units, pantry, space for free standing oven with extractor hood over and space and plumbing for a washing machine.

First floor landing

Bedroom 1 13'0" x 11'2" (3.95 m x 3.41 m) with built in cupboards.

Bedroom 2 13'0" x 8'11" (3.95 m x 2.72 m)

Bedroom 3
6'10" x 11'2" (2.08 m x 3.41 m)

Bathroom with a bath with an electric shower over, handbasin and tiled walls.

Separate cloakroom with a low level WC and hand basin.

Outside To the front of the property is a garden laid to shingle with established shrubs and a pathway shared with the neighbouring house and leading to the front door and to a passageway providing access to the rear garden.

At the rear is a an enclosed garden with a paved patio and shingled area, established shrubs and a brick store shed.

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: 8Mbps, Superfast 40Mbps, Ultrafast: 1800Mbps.

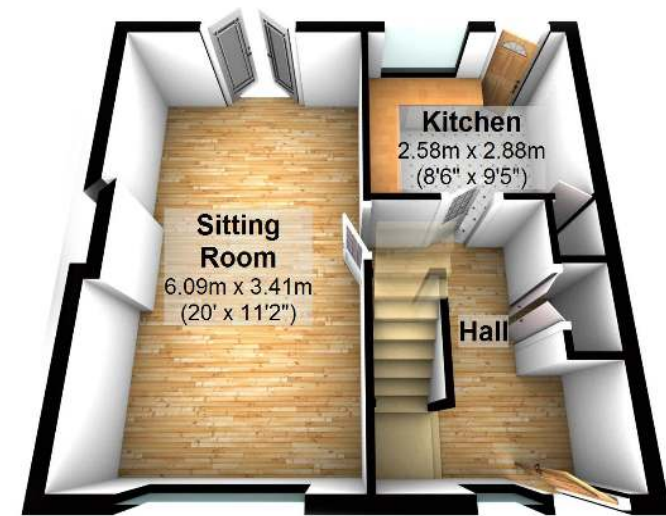
Mobile phone coverage by the four major carriers available. EPC: D

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS

What3Words ///sprains.fine.souk





First Floor

Approx. 43.2 sq. metres (465.2 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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