



Noel Murless Drive Newmarket

Pocock + Shaw

37 Noel Murless Drive
Newmarket
Suffolk
CB8 0DS

A ground floor 1 bedroom apartment set within a popular development north of the town centre. This spacious apartment benefits from a modern kitchen, shower room, gas radiator heating, a small garden and off road parking. Unfurnished. EPC. E

£145,000



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.

With the benefit of a gas fired central heating system, the accommodation includes:-

Entrance Hall

Doors to the bedroom, lounge, bathroom and kitchen

Sitting Room 5.29m (17'4") x 2.97m (9'9")

Door onto garden, carpet flooring, TV and aerial points, double radiator, central heating thermostat.

Kitchen 3.81m (12'6") x 2.01m (6'7")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine and space for fridge/freezer, electric point for cooker, electric hob, extractor hood over, with a window to rear aspect, lino flooring.

Bedroom - 3.69m (12'1") x 2.91m (9'6")

UPVC double glazed window to rear aspect, double radiator, carpet flooring.

Wet room with electric shower, WC, sink and double glazed window to rear aspect.

Outside

Single parking space & garden area

Tenure

The property is leasehold - 125 years from 15th July 1996

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and the flood risk is medium.

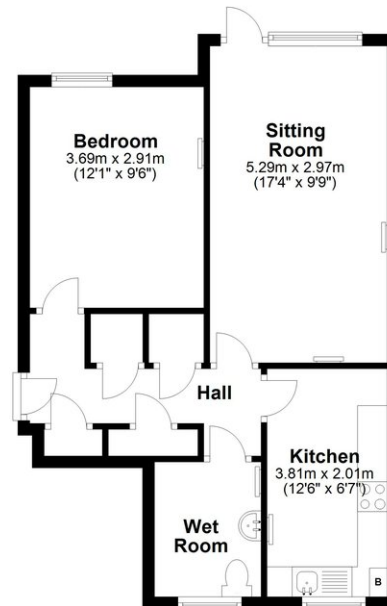
Council Tax Band: A - West Suffolk

Viewing: Strictly by prior arrangement with Pocock & Shaw.



Ground Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 47.9 sq. metres (515.3 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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