



Lisburn Road, Newmarket

Pocock + Shaw

11 Lisburn Road
Newmarket
Suffolk
CB8 8HS

A mid terrace period 3
bedroom cottage situated
just to the south of
Newmarket town centre and
now in need of some further
updating.

Guide Price £225,000



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.

Lisburn Road is situated just to the south of Newmarket High Street and is predominately of period cottages built around the turn of the 19th Century. Number 11 is a mid terrace three bedroom cottage with two reception rooms and retains some period features, in particular the fire surrounds.

With the benefit of some double glazed windows and a gas fired radiator heating system in detail the accommodation includes:-

Ground Floor

Hall

With a Upvc entrance door, radiator, staircase to the first floor, understairs cupboard.

Sitting Room 4.22m (13'10") into bay x 3.60m (11'10")

With a Bay window to the front, fireplace (currently closed), double radiator.

Dining Room 3.25m (10'8") x 2.95m (9'8")
With a UPVC double glazed window to rear, fireplace (currently closed), radiator.

Kitchen 4.54m (14'11") max x 2.11m (6'11")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side aspect, access to loft space, wall mounted combination gas fired boiler, door to the garden.

Wet Room

Fitted with a shower area, wash hand basin and WC, extractor fan, uPVC double glazed window to side, radiator.

First Floor

Landing

With a window to the rear, built in cupboard.

Bedroom 1 2.97m (9'9") x 2.95m (9'8")

With a UPVC double glazed window to the rear, fireplace (currently closed), built in cupboard, radiator.

Bedroom 3 3.83m (12'7") x 2.18m (7'2")

With a window to the front, double radiator.

Bedroom 2 3.56m (11'8") x 2.57m (8'5")

With a window to the front, double radiator.

Outside

The property is set behind a front garden with low brick wall and gate. The rear garden is concrete with a ramp to the back door and timber garden shed. Rear pedestrian access.

Tenure

The property is freehold.

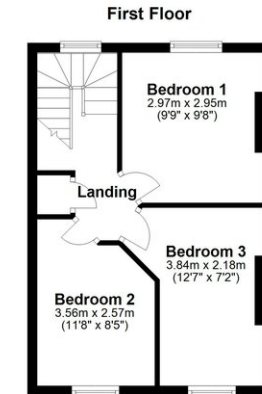
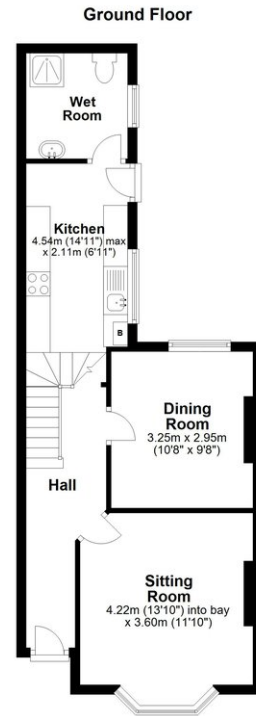


Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: B West Suffolk District Council

Viewing: Strictly by prior 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. 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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