

pocock & shaw

Residential sales, lettings & management



126 Freshfields,
Newmarket, Suffolk ,CB8 0EH

A surprisingly spacious two
bedroom duplex maisonette situated
just to the north of the the town
centre.

The property offers versatile
accommodation, complimented by
its own garden. No Chain.

Ideal first time buy or investment.

Guide Price: £185,000



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 Upvc double glazing and a gas fired radiator heating system in detail the property comprises:-

External communal staircase to the first floor.

First Floor

Hall

UPVC double glazed window to front, UPVC entrance door, radiator, stairs to the second floor.

Sitting/Dining Room 6.01m (19'9") x 3.65m (12') max

UPVC double glazed window to the front and rear, feature fire place with modern gas fire, double radiator, single radiator, wood laminate flooring.

Kitchen 3.69m (12'1") max x 2.37m (7'9")
Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for

fridge, fitted electric oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to side, storage cupboard with uPVC double glazed window to side and electric consumer unit.

Second Floor

Landing

UPVC double glazed window to side, access to loft space.

Bedroom 1 4.21m (13'10") x 2.81m (9'3")
UPVC double glazed window to front, radiator.

Bedroom 2 3.32m (10'11") max x 3.06m (10')
UPVC double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, uPVC double glazed window to side, double radiator.

Outside

Forecourt garden area to the front of the property. Ground floor built in brick shed. Garden area with path and bushes.

Tenure

The property is leasehold and is held on the residue of a 125 year lease granted in 1989. There is a ground rent charge of £132 per annum and a service charge to cover block building maintenance and buildings insurance.



Services

Mains water, gas, drainage and electricity are connected.

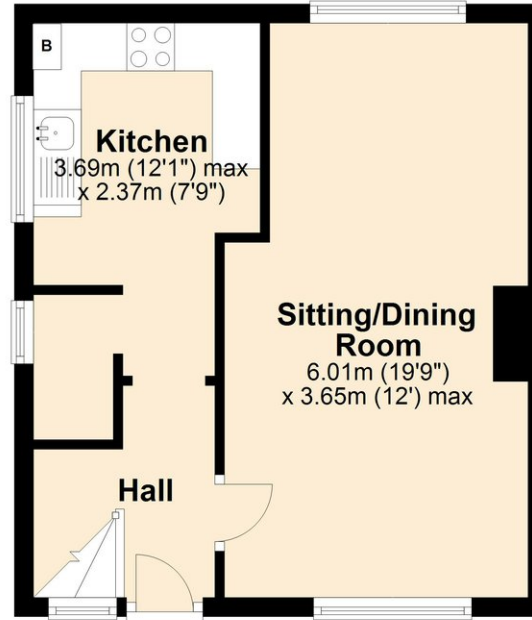
Council Tax Band: B Forest Heath District Council

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



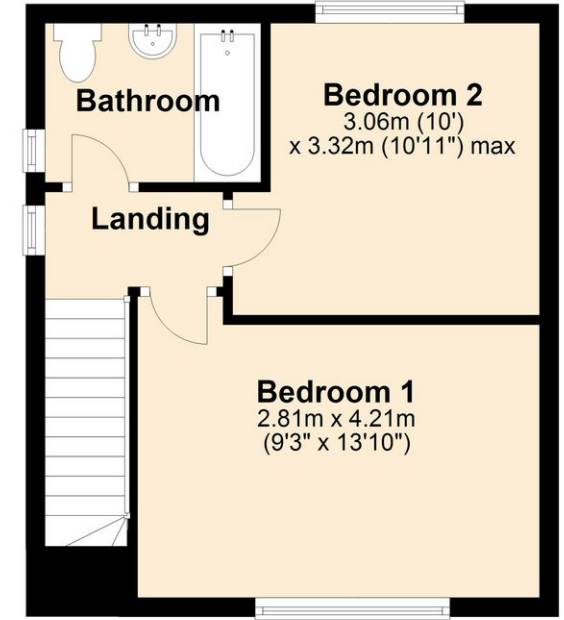
Ground Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.4 sq. feet)



Total area: approx. 65.1 sq. metres (701.1 sq. feet)

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2 Wellington Street, Newmarket, Suffolk, CB8 0HT

Tel: 01638 668 284

Email: newmarket@pocock.co.uk www.pocock.co.uk

An independent firm with five local offices and London marketing via the Mayfair Office

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