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Residential sales, lettings & management



Marino Court,
19 Falmouth Street,
Newmarket, CB8 0LE

An stylish two bedroom modern house with a superb open plan ground floor living area, off road parking, enclosed garden, attractive rear outlook and situated in a sought after town location within walking distance of the High Street, Tattersalls and Newmarket Train Station.

Guide Price: £260,000



Marino Court is an attractive group of red and Cambridge brick modern cottages situated in a sought after fashionable enclave of mainly period properties just to the west of the town centre within walking distance of the High Street, Tattersalls and Newmarket Train Station.

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.

Situated at the end of the cul de sac this stylish two bedroom house offers conveniently planned accommodation, fashionable open plan on the ground floor and light and airy on the first floor. Overall, the house's modern building methods, double glazed windows, and gas-fired radiator heating system contribute to its energy efficiency and reasonable running costs. The recent installation of solar panels further reduces the dependency on non-renewable energy sources, making it more environmentally friendly.

Ground Floor

Hall

With an entrance door.

Cloakroom

With a window to the front, fitted with a two piece suite comprising of a wash hand basin, low-level WC, tiled splashback, radiator.

Open Plan Sitting/Kitchen/Dining Room

6.72m (22'1") max x 4.12m (13'6") max
A stunning room comprising of a lounge/dining area with staircase to the first floor, built in storage cupboard, window to front and rear, two radiators, TV aerial point, telephone point, wood laminate flooring and glazed door to the garden.

Kitchen area fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric oven, four ring gas hob with extractor hood over, space and plumbing for a slim line dishwasher, window to the rear, recessed ceiling spotlights

First Floor

Landing

Radiator, access to the loft space, airing cupboard combination Valiant gas boiler.

Bedroom 1

3.54m (11'7") x 2.97m (9'9")
With a window to the rear enjoying a pleasant outlook, radiator, telephone point, TV point, large built in wardrobes.



Bedroom 2 3.05m (10') x 2.17m (7'1")

With a window to the front, radiator, telephone point, TV point, built in wardrobe.

Bathroom

Fitted with a three piece suite comprising of a bath with shower over, shower screen, pedestal wash hand basin and low-level WC, tiled surrounds, extractor fan, window to the front, radiator.

Outside

Driveway to the front providing off road parking, bin store and path to the front door. The rear garden is laid to lawn with screen fencing, modern timber garden shed, patio and outside light and rear path leading around the side of the neighbouring properties to the front.

Tenure

The property is freehold.

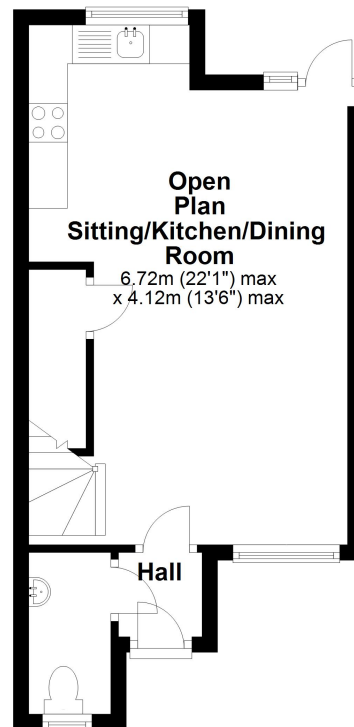
Services

Mains water, gas, drainage and electricity are connected. Solar panels are installed.

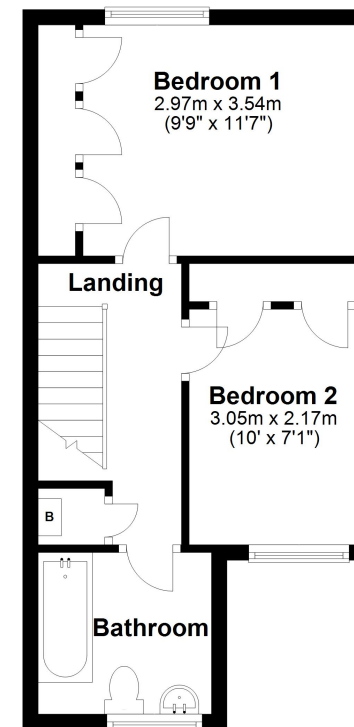
Council Tax Band: B West Suffolk District Council

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

Ground Floor



First 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