

**pocock & shaw**

Residential sales, lettings & management



42 Mill Hill  
Newmarket  
Suffolk  
CB8 0JB

An end of terrace period cottage with garden, situated only a short distance from Newmarket high street.

Hall, two reception rooms, kitchen, basement/bed 3, two first floor bedrooms and large bathroom. Attractive home or investment opportunity. EPC:E

Guide Price: £235,000



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 a gas fired radiator heating system in detail the accommodation includes:-

## Ground Floor

**Hall** Radiator, stairs, door to:

**Sitting Room** Bay window to the front, fireplace, radiator.

**Dining Room** Double glazed window to the rear, radiator, exposed wooden floor, door to basement.

**Basement Room** Window to the front, radiator.

**Kitchen** 3.52m (11'7") x 2.48m (8'2") Fitted with a range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, wall mounted gas radiator heating boiler serving heating system and domestic hot water, plumbing for washing

machine, fitted electric oven, four ring ceramic hob, window to the rear, uPVC double glazed window to side aspect, tiled flooring, glazed door to patio area and rear garden.

## First Floor

**Landing** Built in storage cupboard.

**Bedroom 1** 4.54m (14'11") x 3.55m (11'8") Window to the front, period style fireplace, radiator.

**Bedroom 2** 3.05m (10') x 2.67m (8'9") Window to the rear, period style fireplace radiator.

**Bathroom** Fitted with three piece suite comprising bath with electric shower over, pedestal wash hand basin and low-level WC, window to the side and rear, radiator, wooden flooring, airing cupboard with hot water cylinder.

**Outside** Forecourt front garden with brick wall, gate and path to the front door. The rear garden is of a good size and is laid to lawn with a timber garden shed. There is a pedestrian right of way for the neighbouring properties.

**Services** Mains water, gas, drainage and electricity are connected.

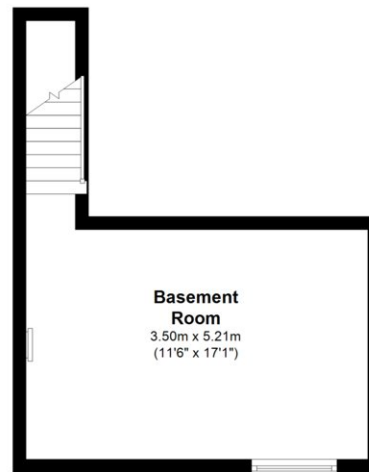
Council Tax Band: B Forest Heath District Council

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

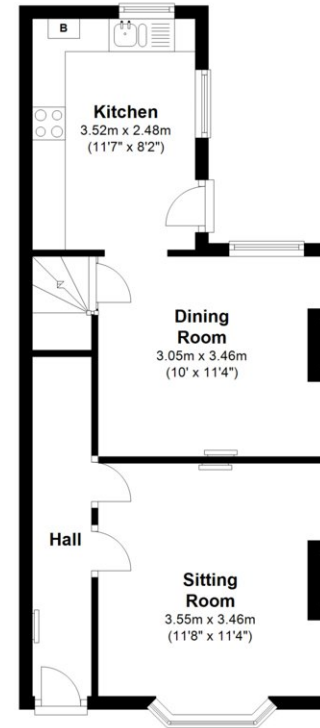




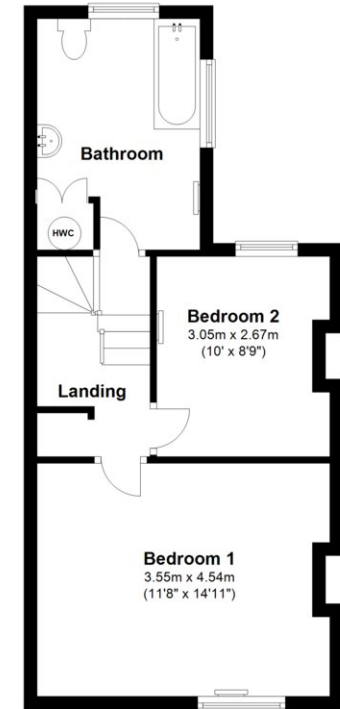
**Basement**



**Ground Floor**



**First Floor**



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**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