



Mill Hill, Newmarket, Suffolk

Pocock + Shaw

44 Mill Hill
Newmarket
Suffolk
CB8 0JB

Pocock + Shaw are delighted to bring to the market this beautifully presented two bedroom Victorian home, ideally located for Newmarket town centre.

Guide Price £260,000



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.

Pocock + Shaw are delighted to bring to the market this beautifully presented two bedroom Victorian home, ideally located for Newmarket town centre.

This attractive Cottage is understood to be dated to around 1850 and offers well presented modern accommodation set across three floors. Benefitting from entrance hall, sitting room, dining room, modern kitchen, basement, family bathroom and two double bedrooms.

The property enjoys a prominent location and is within walking distance of Newmarket town centre, and has good access to local shopping amenities including Tesco supermarket, Homebase DIY store and with convenient access to the A14 dual carriageway.

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

Ground Floor

Entrance Hall

Wooden flooring, stairs rising to first floor, door to Lounge and dining room.

Lounge 3.63m (11'11") x 3.54m (11'7")
Double glazed bay window to front aspect with New England style shutters, wooden flooring, recessed TV cupboard and aerial points, radiator, feature fire place.

Dining Room 2.98m (9'9") x 3.54m (11'7")
Tiled flooring, double glazed window to rear aspect, period fireplace, radiator, stairs to basement room, door to kitchen.

Kitchen 3.61m (11'10") x 2.51m (8'3")
Fitted with a range of base and eye level units with worktop space over, ceramic sink and mixer tap, plumbing for washing machine, dishwasher, fitted fridge/freezer, electric point for cooker, electric hob, extractor hood over, radiator, double glazed window to rear aspect.

Basement Room 4.49m (14'9") x 3.52m (11'7")
With stairs leading down from the dining room, double glazed window / fire exit, radiator, wood flooring and TV points.

First Floor

First Landing - Door to
Family Bathroom 3.61m (11'10") x 2.51m (8'3")
Four piece suite comprising of double shower, separate bath, WC, pedestal sink, lino flooring, radiator double glazed windows to the side and rear aspect

Stairs to second landing, doors to Bedrooms, access to storage cupboard.

Bedroom 1 - 3.63m (11'11") x 4.54m (14'11")



UPVC double glazed window to front aspect, radiator, wooden flooring, period fire place, fitted cupboards.

Bedroom 2 - 2.98m (11'55") max x 2.76m (9'1")
UPVC double glazed window to rear aspect, radiator, wooden flooring.

Outside

The property is terrace with front garden and a pathway leading to the front door.
The enclosed garden with seating area and shed to the rear with an array of plants and shrub borders, right of way access.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is/is not in an conservation area. The property is in a low flood risk area.

Council Tax Band: D 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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