



Rockall, Ousden, Newmarket, Suffolk

Pocock + Shaw

1 Rockall
Ousden
Newmarket
Suffolk
CB8 8TP

A 3 bedroom semi-detached house standing in a corner plot and offering tremendous potential for updating and improvement. The property is sold with no onward chain and benefits from 2 reception rooms, a first floor bathroom and a side outbuilding with a cloakroom. Features include a large garage/workshop generous gardens to the side and rear.

Guide Price £295,000



Location Ousden is a pretty Suffolk village situated approximately 7 miles from the historic racing town of Newmarket, 9 miles from Bury St Edmunds and 20 miles from the university city of Cambridge. There is good access to A14, A11 and M11 and via these to the national road network. Local branch lines provide rail connections into Cambridge & Ipswich and Cambridge, Audley End & Whittlesford offer direct rail lines into London, with the fastest trains taking under an hour. The village boasts outstanding countryside views and has a village pub, church, village hall a recreation ground with an active cricket club and an extensive network of footpaths.

Entrance Hall with a half glazed entrance door and stairs leading to the first floor.

Dining Room 11'11" x 9'4" (3.64 m x 2.84 m) with a fireplace (currently boarded off), bay window to the front aspect.

Living Room 15'7" x 9'11" (4.76 m x 3.02 m) with a fireplace with a tiled hearth and surround, air conditioning /heat exchange unit.

Kitchen 12'5" x 8'10" (3.78 m x 2.68 m) with a range of fitted base and wall mounted units, space for a freestanding oven with an extractor hood over, under stair cupboard, half glazed door to the side.

First Floor Landing with airing cupboard with hot water cylinder.

Bedroom 1 14'6" x 10'0" (4.41 m x 3.04 m) with a fireplace (currently boarded off), air conditioning /heat exchange unit.

Bedroom 2
12'0" x 8'6" (3.65 m x 2.60 m)

Bedroom 3 9'3" x 8'10" (2.82 m x 2.70 m) a double aspect room with a built in cupboard.

Bathroom with a bath, hand basin and high level WC.

Side Passageway with a door to the front and opening to;

Conservatory 15'9" x 4'4" (4.81 m x 1.32 m) double glazed and with a door to the rear garden.

Utility Room 9'9" x 6'7" (2.97 m x 2.00 m) with an opening to the garage.

Cloakroom with a high level WC.

Boiler cupboard with an oil fired central heating boiler.

Garage 19'1" x 17'9" (5.82 m x 5.40 m) with windows to the rear and a large metal up and over door to the front.

Outside The property stands in a generous corner plot located at the entrance to this residential cul-de-sac and close to the centre of the village.

A front and side garden is laid to lawn with an established hedge boundary and a driveway with parking for several vehicles and access to the garage.

To the rear of the house is a garden which is laid to lawn with established hedge borders and 2 timber sheds.

Tenure The property is freehold.

Services

Mains water, drainage and electricity are connected. The property is not in an conservation area. The property is in a low flood risk area. The property has a registered title. Internet connection, basic: 7Mbps, Superfast: 70Mbps. Mobile phone coverage by EE, Vodafone and 02 carriers available. EPC: E

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS



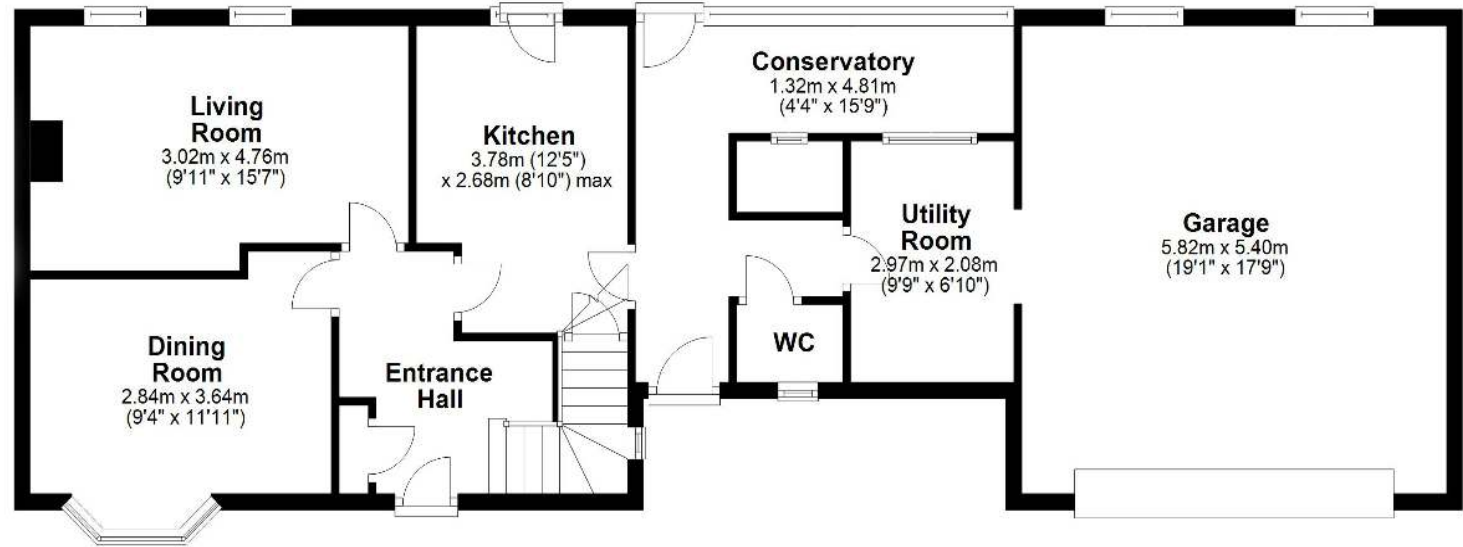
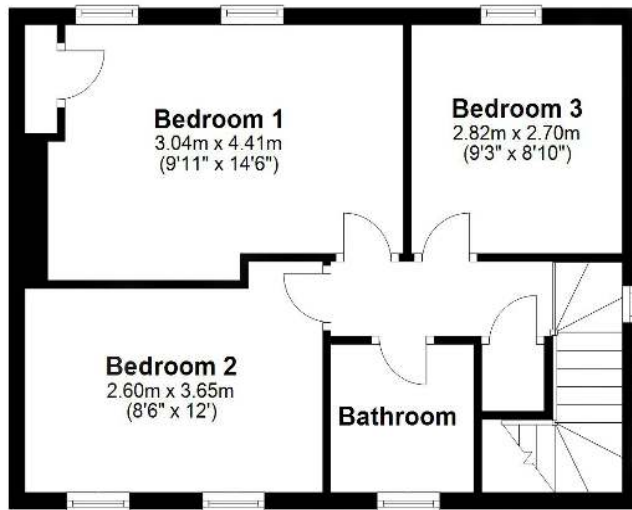
First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)

Total area: approx. 140.9 sq. metres (1516.8 sq. feet)

Ground Floor

Approx. 97.4 sq. metres (1048.2 sq. feet)



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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