



New Cheveley Road, Newmarket

Pocock + Shaw

183 New Cheveley Road
Newmarket
Suffolk
CB8 8BX

A very smart ground floor 1
bedroom apartment with its a own
garden and situated south of the
town centre.

Ideal first time purchase or
investment.

Guide Price £155,000



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.

Entrance Hall

With a uPVC part glazed entrance door, two built in storage cupboards, radiator, wood laminate floor.

Sitting/Dining Room 4.30m (14'1") x 3.56m (11'8")

With a uPVC double glazed window to the front aspect, radiator, picture rail, door to:

Kitchen 3.40m (11'2") max x 2.41m (7'11")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap and single drainer, tiled splashbacks, plumbing for a washing machine, space for a fridge/freezer, fitted electric oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to side and rear, radiator, wall mounted gas radiator heating combination boiler serving heating system and domestic

hot water, part glazed door to garden, pantry/storage cupboard.

Bathroom

Fitted with a three piece suite comprising of a bath with shower attachment over, wash hand basin, low-level WC, tiled splashbacks, extractor fan, uPVC window to the rear, radiator.

Double Bedroom 3.47m (11'5") x 3.34m (10'11")

With a uPVC glazed window to the rear aspect, radiator, wooden laminate flooring.

Outside

The property has a front garden laid to lawn with path to the front door. Rear garden, enclosed and laid with slate shingle, brick built storage shed. Communal Parking.

Tenure

The property is leasehold. The lease start date is the 23rd September 1990 for 125 years. There is a ground rent charge and a maintenance charge of £195.37 per annum for the communal maintenance and building insurance.

Services

Mains water, gas, drainage and electricity are connected. The property is not in an conservation area. The property is in a very low flood risk area.

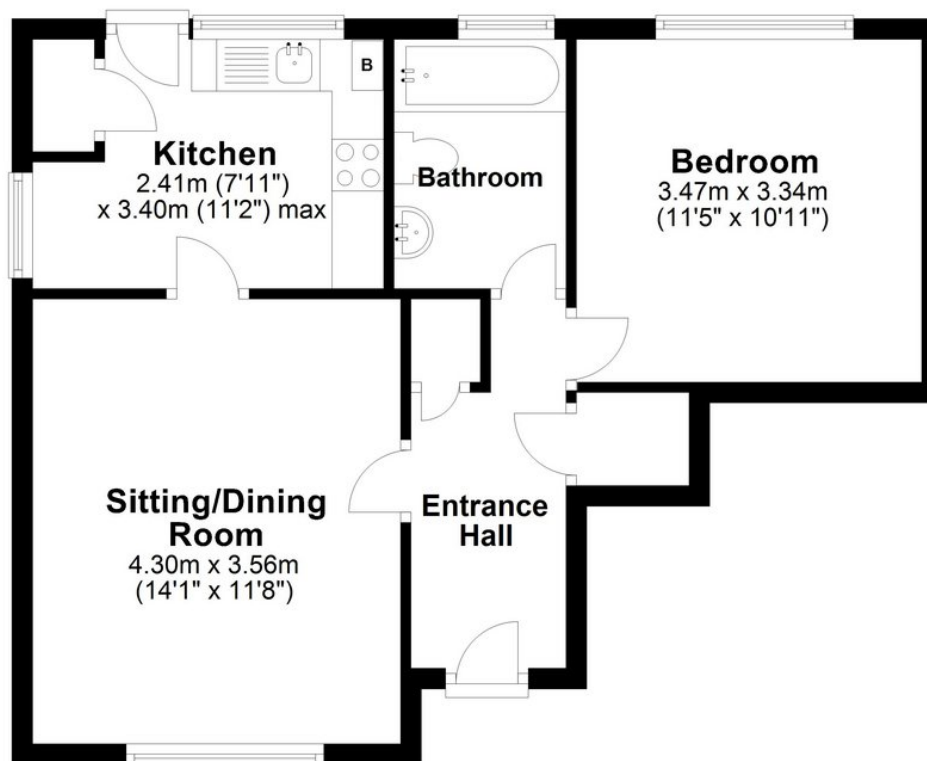


Council Tax Band: A - West Suffolk District Council

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



Ground Floor



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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