

pocock & shaw

Residential sales, lettings & management



13 St Marys Square,  
Newmarket,  
Suffolk ,CB8 0HZ

An impressive & much improved  
Grade II listed property currently  
arranged as a House in Multiple  
Occupation (HMO) providing  
three double bedrooms, a studio  
flat and a two bedroom  
apartment.

Potential rental income £3750  
pcm  
Potential gross yield of 10%.

Guide Price: £450.000



An impressive & much improved Grade II listed property currently arranged as a House in Multiple Occupation (HMO) providing three double bedrooms, a studio flat and a two bedroom apartment. Potential yield of 8.75%.

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.

The house is approached via a communal entrance hall with a large refitted communal kitchen/dining room and a large Double bedroom opposite. On the first floor there are two further double bedrooms, one en suite and a communal shower room. The second floor is occupied by a studio apartment with a separate kitchen/breakfast room and its own bathroom.

The basement level provides a self contained two bedroom apartment with sitting room, kitchen and shower room. This apartment is heated via its own gas fired boiler and has a separate electricity supply.

The accommodation on the ground, 1st and 2nd floors all share a communal heating and

water system and electricity supply.

The property is currently designated as a House in Multiple Occupation (HMO). It is understood that a new owner will need to apply for their own licence on completion. Prospective buyers are urged to make their own enquiries with the housing office at West Suffolk Council.

In detail the accommodation includes:-

### **Ground Floor**

#### **Communal Entrance Hall**

Entrance door, radiator, staircase to the first floor, under stair cupboard.

#### **Communal Kitchen/Dining Room** 5.64m (18'6") x 2.87m (9'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, fitted electric oven, four ring ceramic hob with extractor hood over, window to the front and rear, double radiator.

#### **Bedroom 1** 5.64m (18'6") x 4.34m (14'3") max

With three windows to the front, built in wardrobe, two radiators.

Potential Rental income of £700 pcm



## First Floor

### Landing

With two windows to the front, radiator, staircase to the studio apartment.

**Bedroom 2** 5.07m (16'7") max x 3.59m (11'9")

With two windows to front, built in wardrobe, radiator.

Potential Rental income of £700 pcm inclusive

### Communal Shower Room

With a shower enclosure, pedestal handbasin, low level wc, window, radiator.

**Bedroom 3** 4.18m (13'9") x 3.19m (10'6")

With a window to the rear, radiator, built in wardrobe, cupboard with a hot water tank.

Potential Rental income of £725 pcm inclusive

### En-suite Shower Room

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin, low-level WC and extractor fan, window to the front, radiator.

## Second Floor Studio Apartment

Potential Rental income of £775 pcm inclusive

### Landing

With a window to the front, door to:

### Entrance Hall

**Kitchen/Breakfast Room** 4.45m (14'7") max x 1.89m (6'2")

Fitted with a range of with worktop space over base units, stainless steel sink, plumbing for

washing machine, space for fridge/freezer, fitted electric oven, four ring ceramic hob, window to the rear, radiator.

### Bathroom

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

**Bed/Sitting Room** 4.73m (15'6") x 3.71m (12'2")

With two windows, radiator, built in wardrobe.

## Basement Two Bed Apartment

Potential Rental income of £850 pcm exclusive of bills

**Sitting/Dining Room** 6.31m (20'8") x 2.26m (7'5") Plus recess of 1.43m

With a window to front, radiator, entrance door and wood laminate flooring.

**Kitchen** 2.98m (9'9") x 2.27m (7'6") max

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for a washing machine, space for fridge/freezer, fitted electric oven, four ring ceramic hob with extractor hood over, window to the rear, tiled flooring, door to:

### Shower Room

Comprising of a shower area, pedestal wash hand basin, low-level WC, extractor fan, window to the side, heated towel rail.



**Bedroom 1** 2.67m (8'9") x 2.39m (7'10")  
Window to the rear, built in cupboard, wood laminate floor.

**Bedroom 2** 3.12m (10'3") x 2.53m (8'4")  
Window to the front and side, radiator, wood laminate floor.

### Outside

Courtyard area to the front with steps to the front door and steps down to the basement flat.

### Tenure

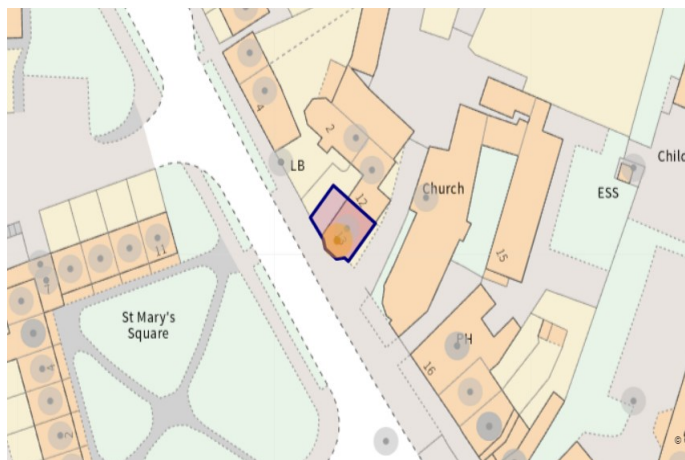
The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected.

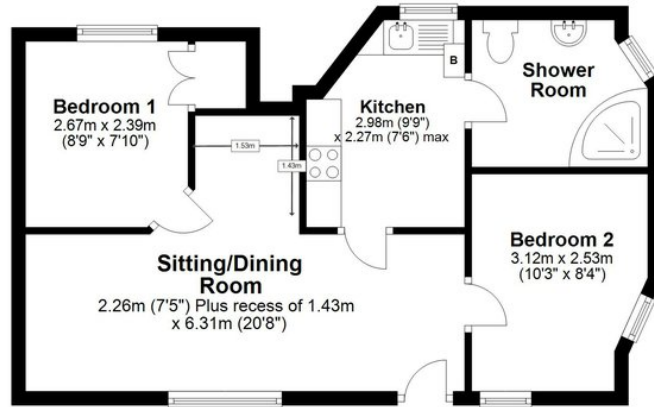
**Council Tax Band:** D for the main house and A for the basement flat. Forest Heath District Council.

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



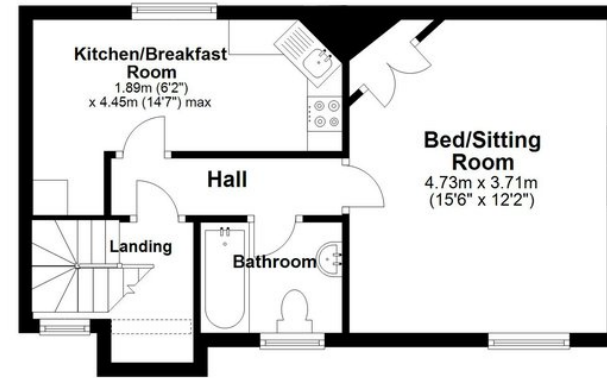
### Basement 2 Bed Apartment

Approx. 43.9 sq. metres (472.7 sq. feet)



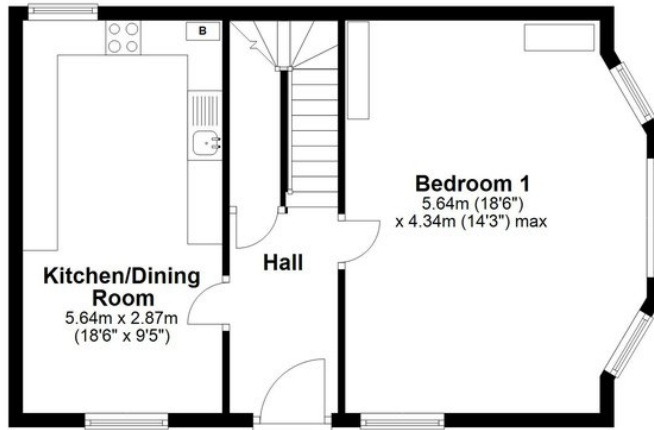
### Second Floor Studio

Approx. 37.1 sq. metres (399.0 sq. feet)



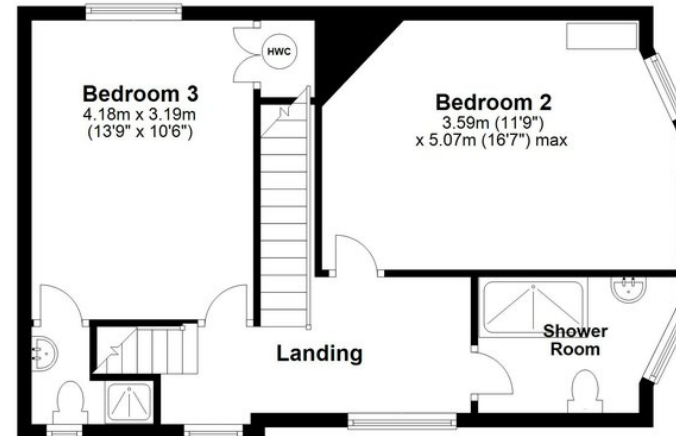
### Ground Floor

Approx. 50.5 sq. metres (543.9 sq. feet)



### First Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



Total area: approx. 182.9 sq. metres (1969.1 sq. feet)

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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