



Manderston Road, Newmarket

Pocock + Shaw

171 Manderston Road  
Newmarket  
Suffolk  
CB8 0QG

Pocock + Shaw are delighted to bring to the market this much loved family home in a popular residential area of Newmarket. The property boasts three bedrooms, open plan lounge diner, fitted kitchen, large conservatory, established gardens, off road parking and a single garage to the rear.

Guide Price £350,000



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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 regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

#### Entrance Porch Leading To Hall

With stairs leading to the first floor.

Dining Room 3.59m (11'9") x 4.43m (12'6")

Window to the front, double radiator, leading to kitchen area and lounge.

Lounge 3.59m (11'9") x 3.23m (10'7")

With gas fire, double radiator, window to front aspect.

Kitchen Area 2.24m (7'4") x 2.29m (7'6")

Fitted with a matching units with worktop space over, access to WC, double radiator, window to rear aspect, leading to inner hallway.

Kitchen 2.24m (7'4") x 2.29m (7'6")

Stainless steel sink with mixer tap and tiled splashbacks, space for washing machine, fitted electric double oven, built-in gas hob with extractor hood over, window to the rear, matching units with work top over, double radiator, door to:-

Conservatory 2.62m (8'7") x 5.99m (19'8")

Of brick construction with UPVC windows and sliding doors onto the garden, electric points.

Bedroom 1 3.59m (11'9") x 4.01m (13'2")

With a window to the front and double radiator

Bedroom 2 3.39m (11'11") x 3.67m (12")

With a window to the front, double radiator.

Bedroom 3 2.44m (8") x 2.49m (8'2")

With a window to the rear, radiator and cupboard

#### Bathroom

Fitted with a three piece suite comprising of a large independent shower, pedestal wash hand basin and low-level WC, tiled walls, window to the rear, radiator, cupboard housing the combination boiler.

#### Outside

The property is set back from the road with a block set driveway to the side, front garden with a variety of shrubs and hedging, gated access to the rear landscaped garden with summer house paved patio and path, shrub borders.

Single garage to the rear of the property.

Tenure - The property is freehold.

#### Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: C West Suffolk District

Council.

The property is not in a conservation area and is not at risk of flooding.

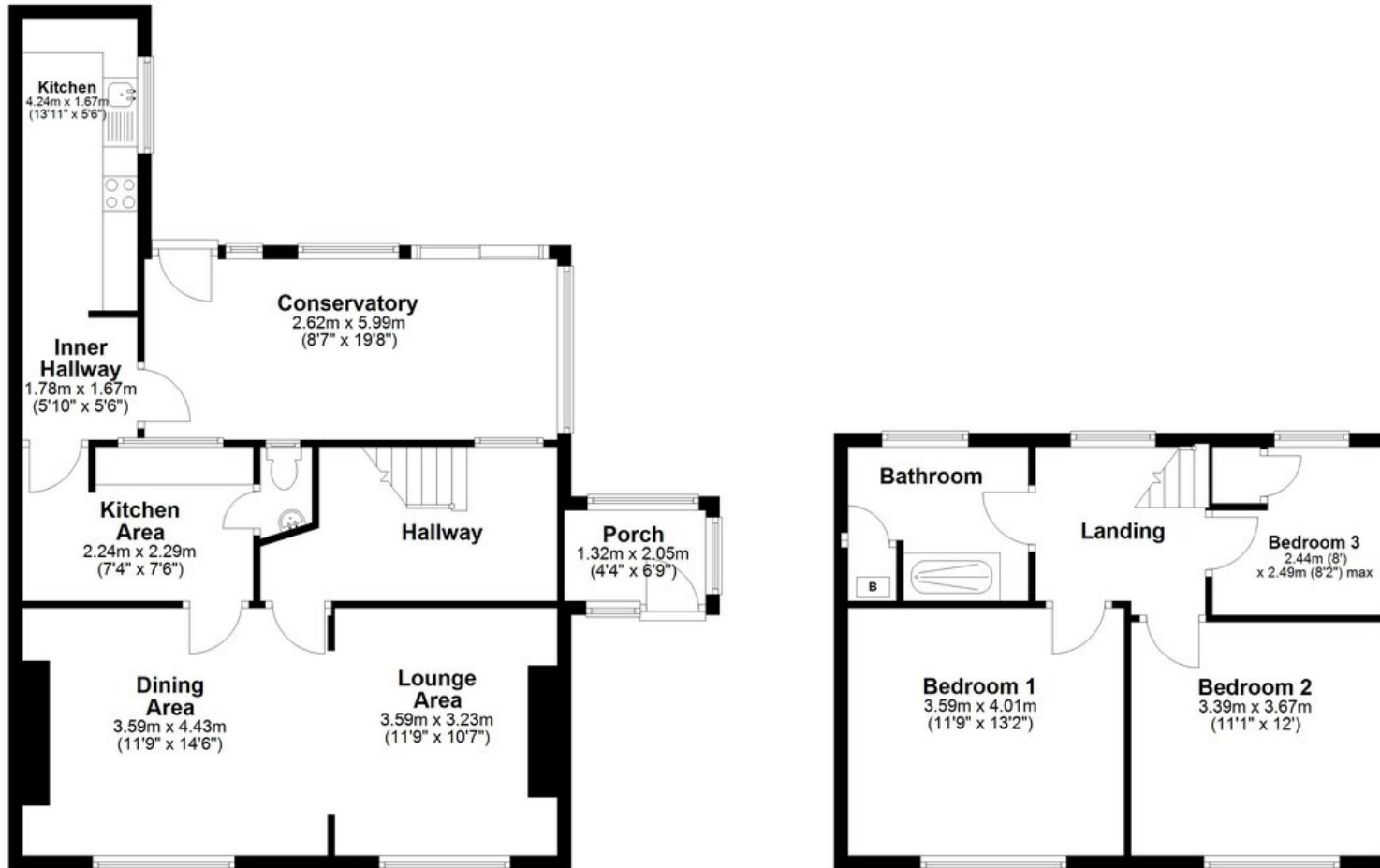
Viewing: Strictly by prior arrangement with

Pocock & Shaw. PBS



**171 Manderston Road**

Approx. 121.7 sq. metres (1310.0 sq. feet)



Total area: approx. 121.7 sq. metres (1310.0 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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