

pocock & shaw

Residential sales, lettings & management



22 Bartons Place,
Newmarket, Suffolk ,CB8 0EY

A two bedroom semi detached
bungalow situated in a sought after
residential area to the north of the
town centre.

Hall, sitting room, kitchen, shower
room, enclosed garden, communal
parking, some general improvement
required.

No Chain
EPC: C

Guide Price £270,000



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.

Situated at the end of this pleasant cul de sac this semi detached bungalow offers spacious accommodation complimented with front and rear gardens.

With the benefit of a gas fired radiator heating system and Upvc double glazed windows in detail the accommodation includes:-

Entrance Porch

UPVC entrance door and uPVC double glazed door to:

Entrance Hall

Radiator, recessed ceiling spotlights, access to loft space, built in storage cupboard.

Sitting Room 4.40m (14'5") max x 3.32m (10'11")

UPVC double glazed window to the front, radiator, recessed ceiling spotlights.

Kitchen 3.76m (12'4") x 2.53m (8'4")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, fitted eye level double oven, gas hob with extractor hood over, gas fired boiler, uPVC double glazed window to rear, radiator, uPVC double glazed door to garden.

Bedroom 1 3.57m (11'9") x 3.29m (10'10")

UPVC double glazed window to front, radiator, built in wardrobe.:

Bedroom 2 3.77m (12'4") x 3.30m (10'10")

UPVC double glazed window to rear, radiator, built in wardrobe.

Wet Room

Comprising of a shower area with electric shower and glass screen, pedestal wash hand basin with tiled splashback, low-level WC, extractor fan, shaver point, uPVC double glazed window to rear, radiator, recessed ceiling spotlights, storage cupboard.

Outside

The property is set behind a front garden laid to lawn, enclosed with a picket fence and path to the front door. The courtyard garden has paving slabs and is enclosed with a gate to the side and timber garden shed. Garden tap. Off road parking is located in the communal parking area just to the side of the property.

Services

Mains water, gas, drainage and electricity are connected.



Tenure

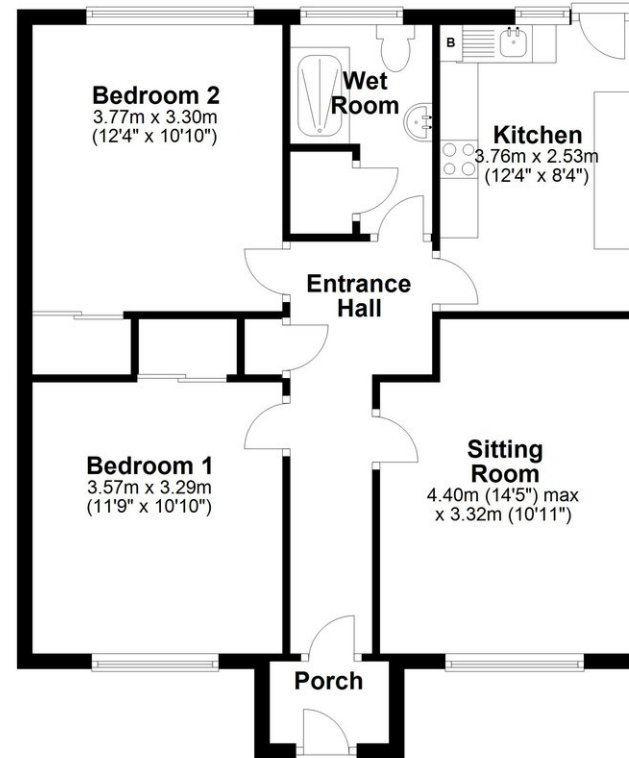
The property is Freehold.

Council Tax Band: B Forest Heath District Council

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



Ground Floor
Approx. 67.3 sq. metres (724.5 sq. feet)



Total area: approx. 67.3 sq. metres (724.5 sq. feet)

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An independent firm with five local offices and London marketing via the Mayfair Office

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