



Persimmon Walk Newmarket

Pocock + Shaw

39 Persimmon Walk
Newmarket
Suffolk
CB8 7BJ

A very spacious 2 bedroom semi detached house set within an ever popular residential area north of the town centre & close to a variety of local amenities.

Ideal first time buy or investment property. EPC: C

Guide Price £235,000



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.

This spacious two bedroom mid terrace house is heated via a gas fired radiator heating system, has UPVC double glazing, an enclosed garden and two off road parking spaces.

It is considered this property is an ideal first time purchase or investment opportunity.

In detail the accommodation includes:-

Ground Floor

Hall

Entrance door, radiator, two built in storage cupboards.

Cloakroom

Fitted with a two piece suite comprising of a wash hand basin, low-level WC, extractor fan, tiled splashback, radiator.

Kitchen 3.67m (12') x 3.08m (10'1")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas and electric points for cooker, window to the front, radiator.

Lounge/Diner 5.02m (16'5") max x 4.58m (15')
With a window to the rear, radiator, stairs to the first floor, double doors to the garden.

First Floor

Landing

Access to loft space, airing cupboard with hot water cylinder.

Bedroom 1 4.09m (13'5") x 3.71m (12'2")
With a window to the rear, radiator, built in double wardrobe.

Bedroom 2 3.72m (12'2") x 3.08m (10'1")
With a window to the front, radiator, built in double wardrobe.

Bathroom

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

Outside

There is a front garden with path to the front door. Enclosed rear garden laid to lawn with garden shed and gate. Two off road parking spaces.

Note We understand that there is an annual financial contribution to the maintenance of the communal green areas. This is about £120 per annum.

This property is currently let out on a short-hold tenancy agreement.

Services

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



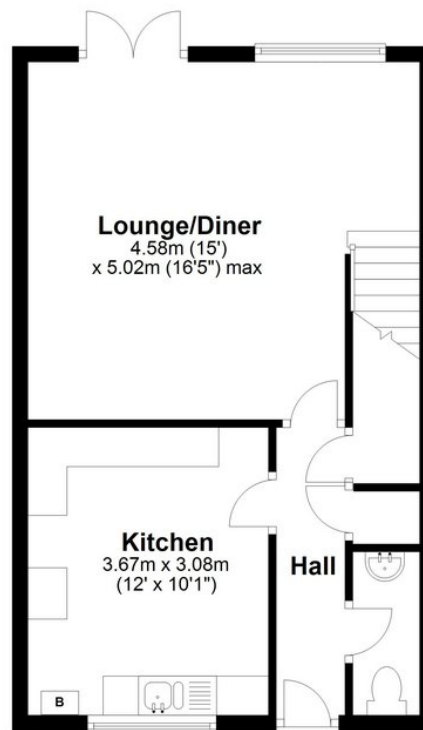
Council Tax Band: B Forest Heath District Council

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



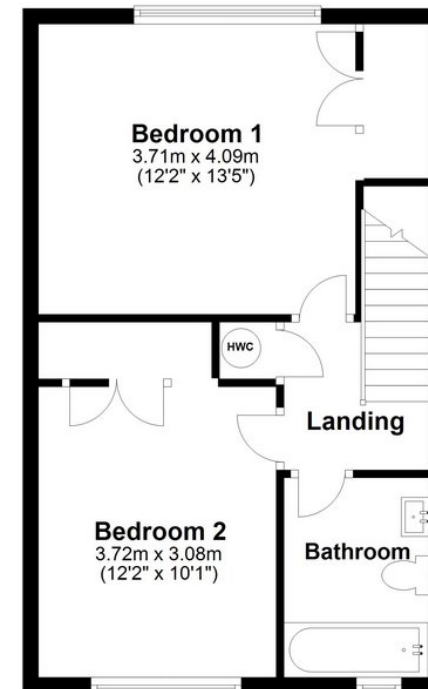
Ground Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 84.0 sq. metres (904.6 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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