



Brazilian Terrace, Newmarket, Suffolk

Pocock + Shaw

2 Brazilian Terrace
Newmarket
Suffolk
CB8 0JU

A stunning and deceptively spacious 2 bedroom bay fronted Victorian terraced house with a fabulous bathroom, presented to a high standard and set within a sought after town location within walking distance of the High Street, Tattersalls and Newmarket Train Station. EPC: D

Guide Price £310,000



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.

Brazilian terrace is an attractive group of red brick period cottages situated in a sought after fashionable enclave of mainly period properties just to the west of the town centre within walking distance of the High Street, Tattersalls and Newmarket Train Station.

The house has been tastefully updated, retaining much period character, complimented by a landscaped garden to the rear.

With the benefit of UPVC double glazing and a gas fired heating system in detail the accommodation includes:-

Ground Floor

Entrance Hall

With a panel entrance door, staircase to the first floor.

Open plan Sitting/Dining room comprising of:-

Sitting Room 4.06m (13'4") x 3.60m (11'10")

With a UPVC double glazed bay window to front aspect, period style fireplace with cast iron grate, double radiator, wood flooring.

Dining Room 3.73m (12'3") x 3.46m (11'4")

With a UPVC double glazed window to rear, double radiator, wood flooring, under stair cupboard.

Kitchen 3.46m (11'4") x 2.46m (8'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, range cooker with

extractor hood over, UPVC window to side, tiled flooring, recessed ceiling spotlights, wall mounted gas fired boiler, and door to the garden.

First Floor

Landing

Radiator, access to loft space.

Bedroom 1 3.90m (12'10") x 3.30m (10'10")

With a UPVC double glazed window to front aspect, double radiator, TV point, range of built in wardrobes.

Bedroom 2 3.30m (10'10") x 2.70m (8'10") max

With a UPVC double glazed window to rear, radiator, built in storage cupboard.

Bathroom

Fitted with a four piece suite comprising of a roll top bath, twin wash hand basins with cupboards under, large shower enclosure, low-level WC, extractor fan, UPVC double glazed window to the side and rear, heated towel rail, tiled flooring.

Outside

Shingle front garden with brick wall and iron railings and gate.

Rear garden, attractively landscaped with a slate patio, herbaceous borders edged with railway sleepers, timber garden shed and gate to the rear.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected. The property is in an conservation area and is in a low flood risk area.

Council Tax Band: B Forest Heath District Council.

Note: The vendor is a relation of an employee of Pocock & Shaw Newmarket.

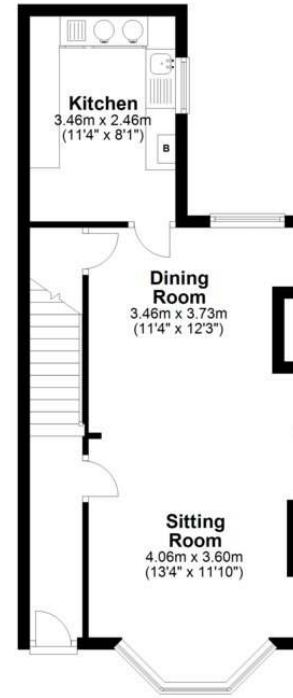
Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS





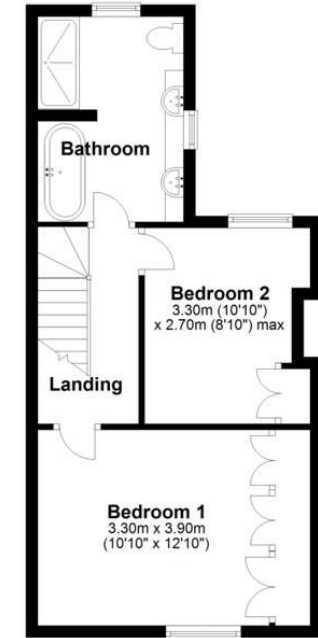
Ground Floor

Approx. 41.6 sq. metres (448.1 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



Total area: approx. 80.2 sq. metres (862.8 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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