



Croft Cottages, Croft Road, Newmarket, Suffolk

Pocock + Shaw

7 Croft Cottages
Croft Road
Newmarket
Suffolk
CB8 0AQ

An attractive 2 bedroom period end terraced property with a superb long rear garden and standing in well regarded town location. The house is well presented throughout and benefits from an upgraded modern bathroom and a kitchen overlooking the garden. Features include 2 double bedrooms, uPVC double glazing and gas central heating.

Guide Price £200,000



Location 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.

Accommodation

Entrance porch with a part glazed uPVC door and window to the side aspect.

Living room with wood effect laminate flooring and a window to the front aspect.

inner hallway with stairs leading to the first floor, wood effect laminate flooring.

Bathroom with a modern suite comprising a bath with mixer tap and shower over, hand basin with storage under, concealed cistern low level WC, tiled walls and flooring.

Kitchen with a range of fitted base and wall mounted units, worktops with inset sink and drainer, integrated oven and grill with 4 burner gas hob and extractor hood over, tile effect flooring, recessed ceiling lighting, half glazed door leading to the rear garden.

First floor

Landing leading to;

Bedroom 1
with a window to the front aspect.

Bedroom 2 with a built in cupboard housing the gas fired combination boiler, window to the rear aspect.

Outside To the front is a shingled garden area with a picket fence. A private pathway access to the side leads singularly to the rear garden for No. 7 Croft Cottages.

A gate, reserved exclusively for No. 7, opens onto a long rear garden enclosed on all sides, featuring a large paved patio area and a pathway leading to a metal storage shed.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 7Mbps, Superfast 75Mbps, Ultrafast: 1800Mbps.

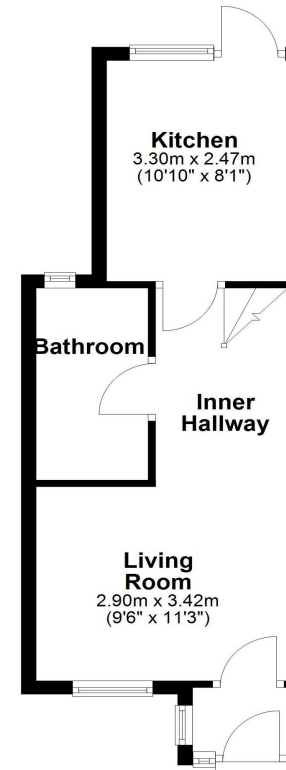
Mobile phone coverage by the four major carriers available.

EPC: D

Council Tax A West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS

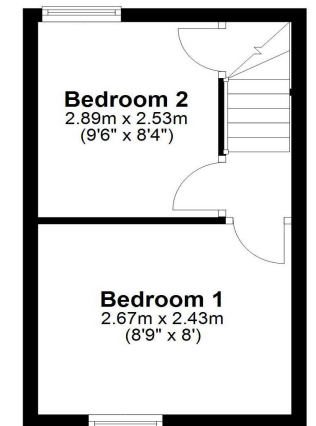




Total area: approx. 47.1 sq. metres (507.4 sq. feet)

Ground Floor
Approx. 29.9 sq. metres (321.4 sq. feet)

First Floor
Approx. 17.3 sq. metres (186.0 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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