



Exeter Road, Newmarket, Suffolk

Pocock + Shaw

58 Exeter Road  
Newmarket  
Suffolk  
CB8 8LR

A period mid terrace three bedroom  
cottage pleasantly situated only a  
short distance to the north of  
Newmarket town centre.

Excellent 1st Time Buy or  
investment purchase.

Guide Price £215,000



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.

**The Cottage** Situated just to the north of Newmarket Town centre, Exeter road is a cul de sac style road and consists of mainly period style houses and a horse riding yard. The cottage is of a traditional brick construction with red brick highlights under a slate roof. Approached via a front garden the cottage offers three bedroom accommodation with an entrance hall, sitting room with a fireplace, kitchen/breakfast room with a quarry tiled floor and a 1st floor bathroom. Heated via a gas fired radiator heating system in detail the accommodation includes:-

### Ground Floor

**Hall** With an entrance door, staircase to the 1st floor and door to the garden. Radiator

**Sitting Room** 4.23m (13'11") x 3.70m (12'2")  
With a window to the front, period style fire place, double radiator

**Kitchen/Dining Room** 3.56m (11'8") x 3.14m (10'4")  
With a window to the rear, Range of floor cupboard with work top over, inset stainless steel sink double, gas cooker point, wall mounted combination gas fired boiler, radiator, quarry tiled flooring, pantry.

### First Floor

**Landing** With a window to the rear.

**Bedroom 1** 4.34m (14'3") x 3.02m (9'11")  
With a window to the front, period style fireplace, radiator.

**Bedroom 2** 3.20m (10'6") x 2.45m (8'1")  
With a window to the front, radiator.

**Bedroom 3** 2.45m (8') x 2.39m (7'10")  
With a window to the rear, radiator.

**Bathroom** Fitted with three piece suite comprising of a bath with independent electric shower over and mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, window to rear, heated towel rail.

**Outside** Front garden set behind a low brick wall with gate and path to the front door.  
Enclosed rear garden with small brick outbuilding to the rear. We understand there is a right of way across 56 Exeter road.

### Important Information

The property is freehold with a land registered title.

Local Authority, West Suffolk

Council Tax Band: B Annual Price:£1,745

EPC Rating: D

The property is in a conservation Area

The property is in a very low flood risk area.

Floor Area: 839 ft 2 / 78 m 2

Mobile coverage: EE, Vodafone, Three, O2 with service.

Broadband: Basic, 716Mbps - Superfast, 80 Mbps - Ultrafast, 1800 Mbps

Satellite / Fibre TV Availability

BT, Sky and Virgin available.

On street parking

### Services

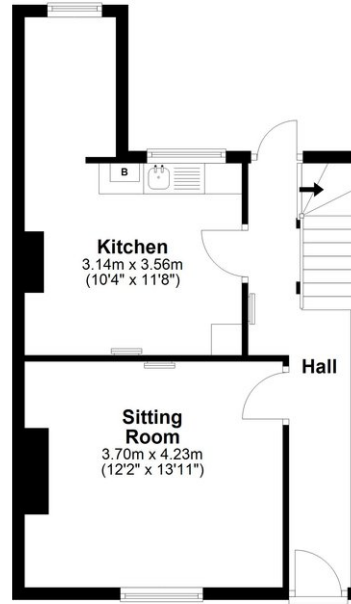
Mains water, gas, drainage and electricity are connected.

**Viewing** By Arrangement with Pocock + Shaw PBS

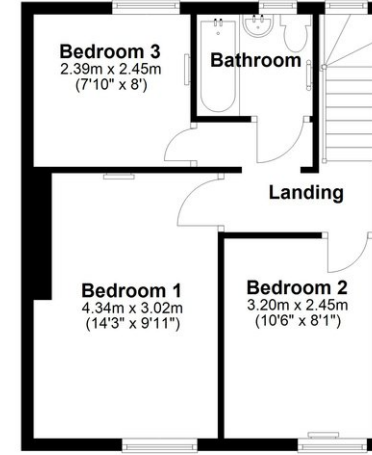




**Ground Floor**  
Approx. 40.7 sq. metres (438.0 sq. feet)



**First Floor**  
Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 78.6 sq. metres (846.2 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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT  
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

