

Centre Drive, Newmarket, Suffolk

Pocock + Shaw

1 Centre Drive
Newmarket
Suffolk
CB8 8AN

A charming and much improved two bedroom end of terrace cottage, attractively situated at the start of Centre Drive. The property benefits from a low-maintenance garden, off-road parking and potential to extend (STPP).

An ideal first-time purchase.

Guide Price: £250,000









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.

Ground Floor

Hall With an entrance door and stairs to the first floor.

Sitting Room 3.74m (12'3") x 3.57m (11'9")
With a UPVC bow window to the front, feature fireplace with wooden surround and tiled hearth, picture rails, radiator, understair cupboard and opening to:-

Kitchen/Dining Room 4.53m (14'10") x 3.45m (11'4") max
With a Upvc window to the side, range of cupboards and drawers with working surfaces over, matching wall cupboards, space for a cooker with extractor hood over, stainless steel sink unit with single drainer, plumbing for a washing machine, space for a fridge radiator, double doors:-

Sun Room 2.70m (8'10") x 2.61m (8'7")
With two UPVC windows to the rear and double doors to the garden, built in storage cupboard radiator.

Cloakroom With a two piece suite including a low level wc, handbasin, high level cupboard, tiled walls.

First Floor Landing

Bedroom 1 4.57m (15') x 3.57m (11'9") max
With a UPVC window to the front, range of built in wardrobes, storage cupboard, radiator.

Bedroom 2
3.44m (11'4") x 2.33m (7'8")
With a UPVC window to the rear, radiator and built in wardrobe.

Bathroom Fitted with a three piece suite comprising of a bath with mixer tap and shower over, shower screen, hand basin in a vanity cupboard, low level wc, wall cupboard, UPVC window to the rear and radiator.

Outside The property is set behind a shingle parking area for at least two cars. Side gate leading to the rear garden. The rear garden is enclosed and is designed for easy of maintenance in mind. it is paved with steps from the hose, low brick wall, timber garden shed and screen fencing.

Please note there is a pedestrian right of way allowing number 3 Centre Drive access to their rear garden.

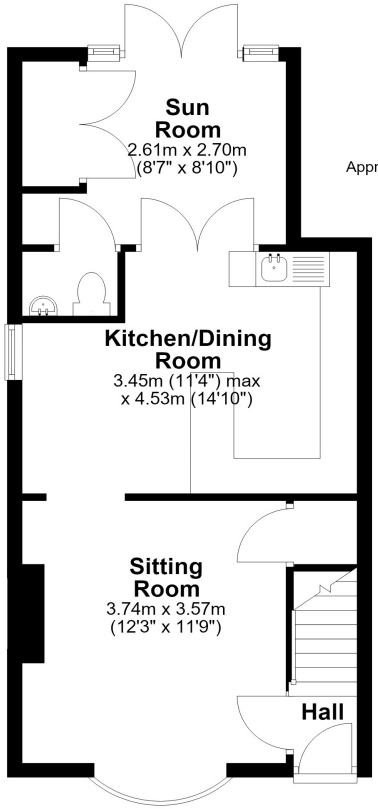
Services & Tenure Mains water, gas, drainage and electricity are connected.
The property has two registered titles and is freehold.
The property is not in a conservation area and is in a very low flood risk zone.
The property is of standard construction.
Internet connection: Basic, 14 Mbps. Superfast, 80 Mbps. Ultrafast, 1800 Mbps.
Mobile coverage by the four major carriers available. EPC: band D
Council Tax: B West Suffolk District Council
Viewing By Arrangement with Pocock + Shaw PBS







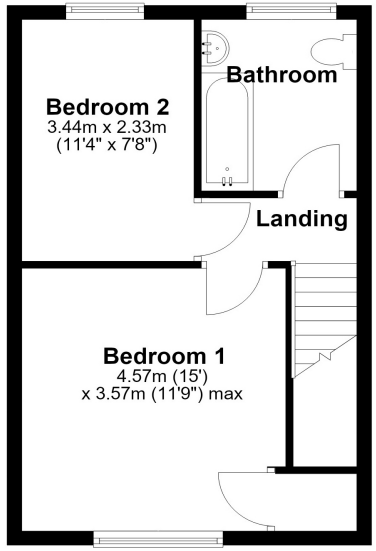




Total area: approx. 78.4 sq. metres (844.1 sq. feet)

Ground Floor
Approx. 42.5 sq. metres (457.5 sq. feet)

First Floor
Approx. 35.9 sq. metres (386.6 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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