

pocock & shaw

Residential sales, lettings & management



42 Persimmon Walk
Newmarket, Suffolk
CB8 7BJ

A very smart, modern and much improved two bedroom end of terrace house, overlooking a small green and pleasantly situated in a popular development to the north of the town centre & close to local amenities. EPC:B

Early viewing is advised.

Guide Price: £249,950



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 end of terrace house has been recently comprehensively improved and updated complete with a stunning new fitted kitchen with all new appliances plus a fabulous new modern bathroom suite. With the benefit of new carpets and flooring, this is a truly lovely and beautifully presented home located in a popular residential development.

Fitted with Upvc double glazed windows and heated via a gas fired radiator heating system. It is considered this property is an ideal first time purchase and viewing is advised to truly appreciate this fabulous home. In detail the accommodation includes:-

Ground Floor

Hall

Entrance door, radiator, two built in storage cupboards.

Cloakroom

Re-fitted with a new 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")

Re-fitted with a stunning range of base and eye level units with worktop space over, 1+¼ bowl composite sink with mixer tap and tiled splashbacks, integrated washing machine, integrated dish washer, fitted double oven, electric four ring hob with extractor hood above, integrated fridge/freezer, new flooring, radiator, with a window to the front aspect.

Lounge/Diner 5.02m (16'5") max x 4.58m (15')

With a window to the rear aspect, radiator, newly carpeted flooring, stairs to the first floor, sliding door patio 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, new carpets.

Bedroom 2 3.72m (12'2") x 3.08m (10'1")

With a window to the front, radiator, built in double wardrobe, new carpets.

Bathroom

Re-fitted with a matching three piece suite comprising of a bath with hand held pump fed shower attachment, plus rainfall shower head, wash hand basin in vanity unit with storage space and low-level WC, tiled splashbacks, extractor fan, shaver light, radiator.



Outside

The property overlooks a small green. There is a front garden with path to the front door. Enclosed rear garden is laid mainly to lawn with a wooden gate to the rear. Two off road parking spaces are located nearby.

Agents Note

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

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: B Forest Heath District Council

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



pocock & shaw
Residential sales, lettings & management

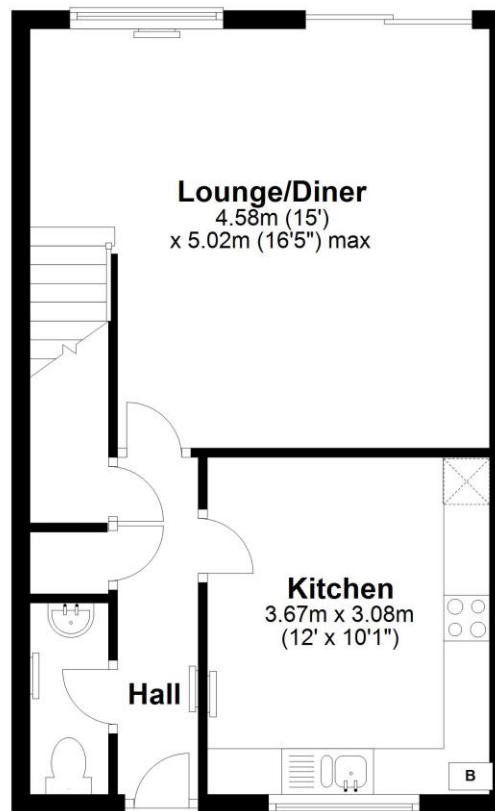
59 High Street, Burwell, Cambridgeshire

Tel: 01638 668 284

Email: burwell@pocock.co.uk www.pocock.co.uk

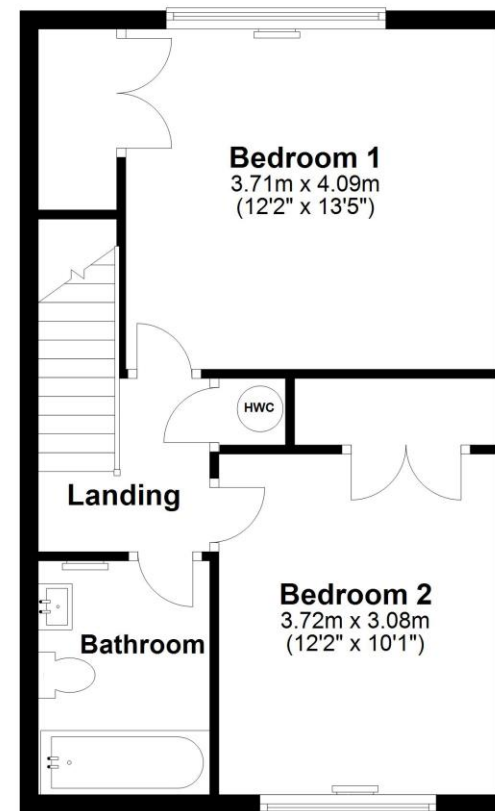
Ground Floor

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)

An independent firm with four local offices and London marketing via the Mayfair Office

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