

**pocock & shaw**

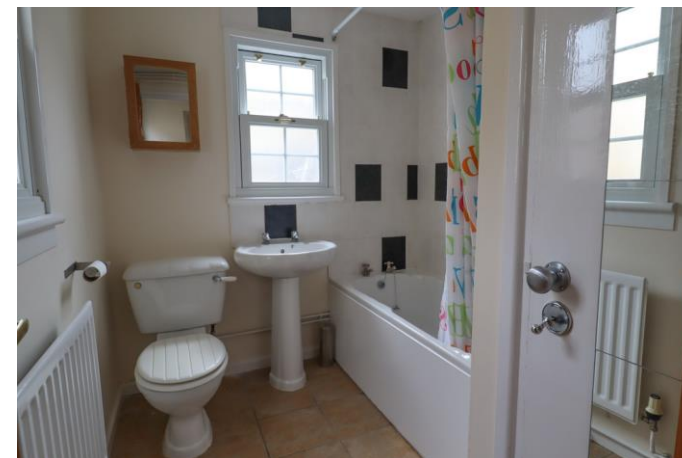
Residential sales, lettings & management



## Nat Flatman Street Newmarket, Suffolk, CB8 8HW

A 2/3 bedroom Victorian cottage having just been re decorated and situated on the south side of Newmarket. Two reception rooms, kitchen, bathroom, garden, UPVC double glazing, gas heating. An ideal first time buy or investment.

Guide Price: £225,000



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.

## Ground Floor

**Sitting Room** 3.28m (10'9") x 2.84m (9'4")

Window to front, radiator, open plan, door to:

Stairs, open plan, door to:

**Dining Room** 3.28m (10'9") x 2.84m (9'4")

Window to rear, radiator, open plan, door to:

Storage cupboard.

**Kitchen** 2.74m (9') x 2.18m (7'2")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink, electric oven, four ring electric hob, window to side, two open plan, door to:

## Inner Hallway

Window to side, door to:

## Bathroom

Fitted with three piece suite comprising bath with independent shower over, pedestal wash hand basin and low-level WC, tiled surround, window to rear, window to side, radiator, tiled flooring, door to:

Storage cupboard.

Storage cupboard.

## First Floor

### Landing

Door to:

**Bedroom 1** 3.28m (10'9") x 2.84m (9'4")

Window to front, radiator, door to:



Storage cupboard.

**Bedroom 2** 3.28m (10'9") x 2.87m (9'5")

Window to rear, door to:

**Bedroom 3** 2.71m (8'11") x 2.15m (7'1")

Window to rear, radiator.

### Outside

Courtyard garden to rear with gravel area.

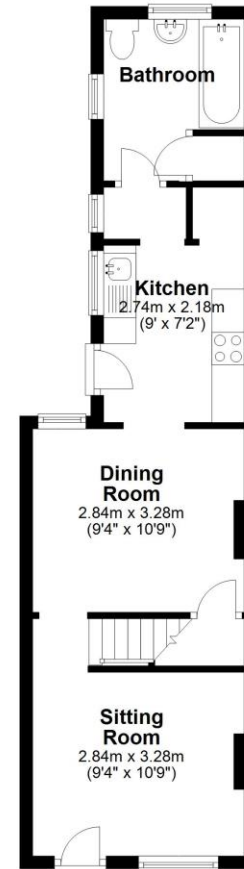
### Services

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

**Ground Floor**  
Approx. 35.1 sq. metres (377.8 sq. feet)



**First Floor**  
Approx. 27.4 sq. metres (295.0 sq. feet)



Total area: approx. 62.5 sq. metres (672.9 sq. feet)

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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