

pocock & shaw

Residential sales, lettings & management



18 Warrington Street
Newmarket, CB8 8BA

A charming Victorian 2 bedroom cottage pleasantly situated to the south of the town centre and within easy reach of the railway station. Sitting room, dining room, kitchen, bathroom, enclosed garden.

No chain. EPC: D

Guide Price: £184,950



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 period cottage is thought to date from the late Victorian era and is of a traditional brick construction under a slate roof. The property retains considerable character from the period with features including sash windows, fireplaces, alcove cupboards and internal doors, compliments from a courtyard garden to the rear. With the benefit of a gas fired radiator heating system in detail the accommodation includes:-

Ground Floor

Sitting Room 3.63m (11'11") x 3.30m (10'10")
With a sash window to the front, period cast iron fireplace with fire surround, half height alcove cupboards either side, radiator.

Inner Hall

Stairs to the first floor.

Dining Room 3.63m (11'11") x 3.03m (9'11")
With a sash window to the rear, radiator, under stair storage cupboard, alcove cupboard,

former fireplace now housing the gas fired boiler.

Kitchen 2.55m (8'4") x 2.00m (6'7")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for fridge, fitted electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to the side, radiator, door to the garden.

First Floor

Landing

Bedroom 1 3.30m (10'10") x 2.00m (6'7")
With a sash window to the front, radiator, cast iron period fireplace with surround, built in storage cupboard.

Bedroom 2 3.63m (11'11") x 3.02m (9'11")
With a sash window to the rear, cast iron period fireplace with surround, radiator, access to loft space, corner cupboard with a hot water cylinder, built in storage cupboard.

Bathroom

Fitted with a three piece suite comprising of a bath with shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, shaver point and light, Upvc double glazed window to rear, radiator.

Please note that access to the bathroom is via bedroom 2.



Outside

Rear courtyard garden with outside wc, storage shed, screen fencing and gate providing rear access.

Services

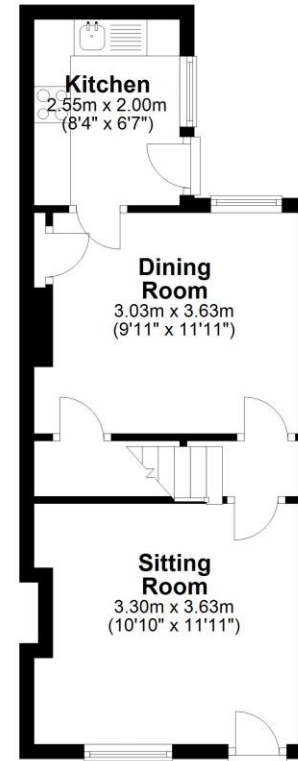
Mains water, gas, drainage and electricity are connected.

Council Tax Band: B Forest Heath District Council

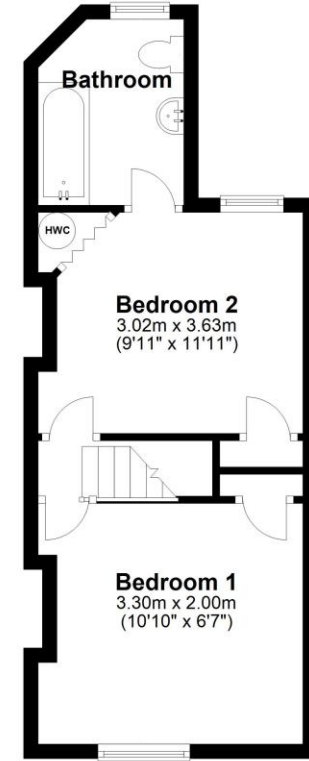
Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



Ground Floor



First Floor



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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