

pocock & shaw

Residential sales, lettings & management



20 Nat Flatman Street
Newmarket, CB8 8HW

Situated in a popular location south of Newmarket high street a 2 bedroom cottage which would now benefit from some further updating.

Porch, sitting/dining room, kitchen, 1st floor bathroom, enclosed garden.
Early viewing recommended.
EPC: TBC

Guide Price: £190,000

Virtual Viewing
Available for this property

Call or email for access
01638 668284
newmarket@pocock.co.uk



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.

With the benefit of a gas fired radiator heating system in detail the accommodation includes:-

Ground Floor

Entrance Porch

With entrance door and door to:-

Sitting/Dining Room 6.83m (22'5") x 3.68m (12'1") max 2.87m min

UPVC double glazed window to the front and rear, chimney breast with back gas fired boiler, two radiators, built in storage cupboard and door to stairs with radiator.

Kitchen 4.04m (13'3") x 2.03m (6'8")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with double drainer and tiled splashbacks, plumbing for dishwasher, space for fridge and freezer, electric point for cooker, window to side and rear, radiator, door to the garden.

First Floor

Landing

Radiator, storage cupboard, airing cupboard with hot water cylinder.

Bedroom 1 3.68m (12'1") max x 3.35m (11')

With a window to the front, radiator, built in alcove cupboard.

Bedroom 2 3.36m (11') x 2.14m (7')

With a window to the rear, radiator.

Bathroom

Fitted with a four piece suite comprising of a bath, pedestal wash hand basin, shower enclosure and low-level WC, shaver point and light, radiator.

Outside

Forecourt front garden with brick retaining wall. Pleasant enclosed rear garden with rear gate and timber garden shed.

Services

Mains water, gas, drainage and electricity are connected.

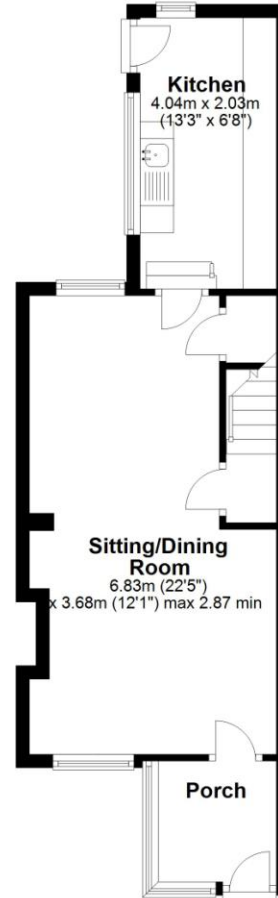
Council Tax Band: B Forest Heath District Council

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

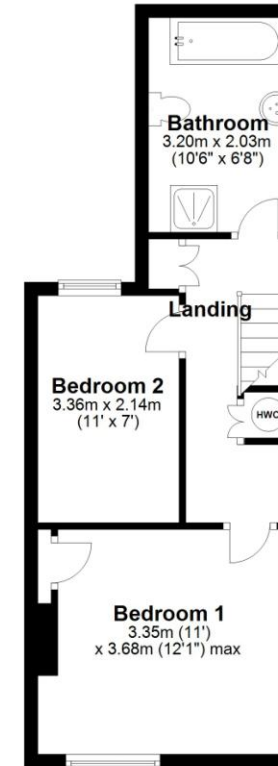




Ground Floor



First Floor



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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
Tel: 01638 668 284
Email: newmarket@pocock.co.uk www.pocock.co.uk

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