

**pocock & shaw**

Residential sales, lettings & management



29 Centre Drive  
Newmarket, CB8 8AN

A 2 bedroom semi detached bungalow offering huge potential and occupying an good sized plot within this popular residential town location.

Now in need of further improvement.

No Chain

Guide Price: £250,000



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.

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### Hall

With entrance door.

**Sitting Room** 3.64m (11'11") x 3.53m (11'7")  
With a window to front and radiator, door to:

**Kitchen/Dining Room** 3.64m (11'11") max x 3.43m (11'3") With a range of cupboards and drawers with working surfaces over, stainless steel sink unit, 4 ring electric hob with extractor hood and electric oven under, radiator, window to side, radiator, built in storage cupboard.  
Door to

**Rear Porch** With a gas fired boiler and door to the garden.

**Bedroom 1** 3.67m (12'1") x 3.53m (11'7") With

a window to the front, radiator.

**Bedroom 2** 3.43m (11'3") x 2.70m (8'10") With a window to the rear, radiator.

**Shower Room** Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC tiled splashback, window to rear, radiator.

**Outside** The property is set behind a front garden with drive to one side leading to a single garage. Good sized rear garden with a variety of garden sheds.

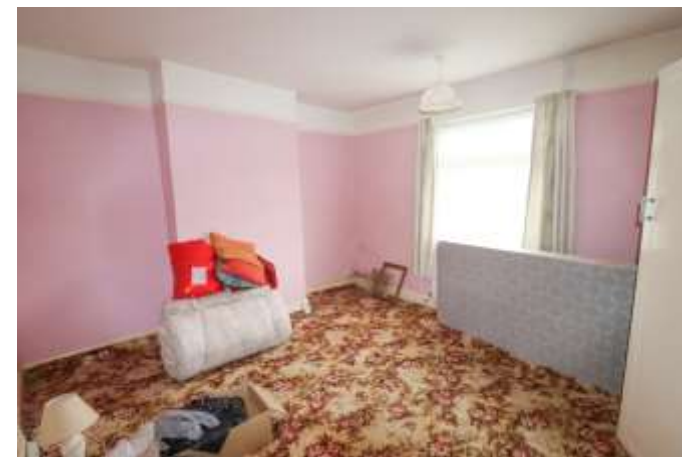
**Note** The green house is not included in the sale.

### Services

Mains water, gas, drainage and electricity are connected.

**Council Tax Band: C** East Cambridgeshire Forest Heath District Council

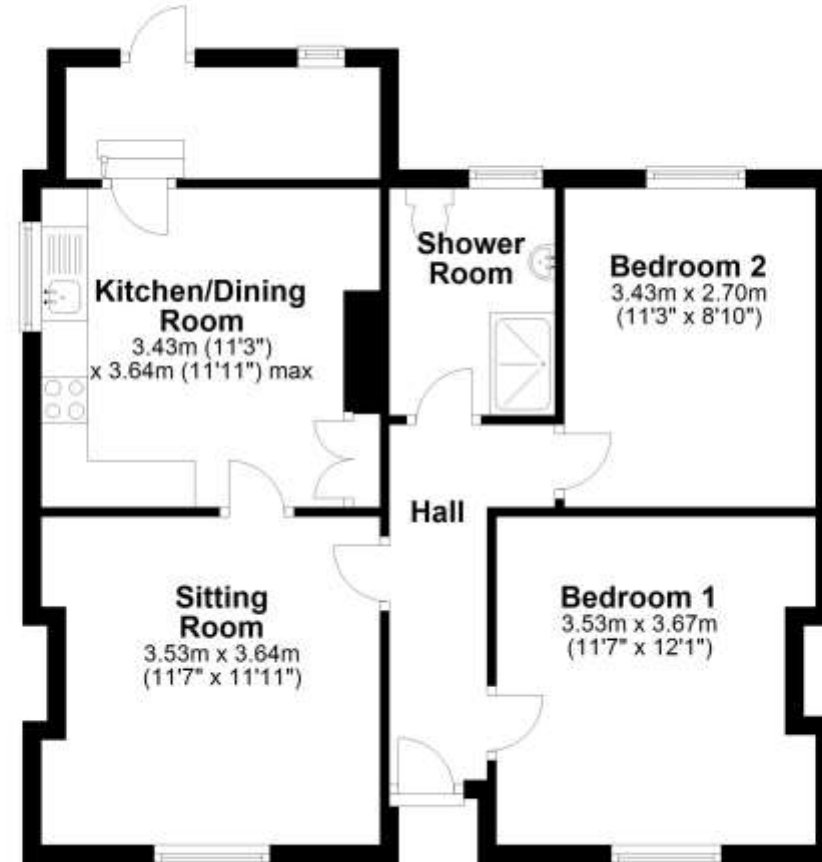
**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS





## Ground Floor

Approx. 57.9 sq. metres (622.8 sq. feet)



Total area: approx. 57.9 sq. metres (622.8 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