

pocock & shaw

Residential sales, lettings & management



121 All Saints Road
Newmarket, CB8 8ES

This is a really stunning
Victorian cottage.

With an abundance of
character, refitted kitchen and a
luxury bathroom this period
cottage offers classic, tasteful
accommodation complimented
by an enclosed garden and a
great location within easy reach
of the town and the train station.

Guide Price: £245,000



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.

Situated on the popular south side of Newmarket this red brick cottage is understood to date from the late Victorian era and has been greatly improved and updated within in recent years. The stylish interior effortlessly blends modern day convenience with period character, complimented by an enclosed garden to the rear. With the benefit of UPVC double glazed windows and a gas fired heating system in detail the accommodation includes:-

Ground Floor

Sitting Room 3.61m (11'10") x 3.32m (10'11") UPVC window to the front, entrance door, cast iron fireplace, radiator, wood flooring, half height alcove cupboard.

Dining Room 3.61m (11'10") x 3.34m (10'11") UPVC window to the rear, radiator, attractive tiled flooring, stairs to the first floor, under stair storage cupboard.

Kitchen 3.18m (10'5") x 2.09m (6'10") Refitted with a range of fitted with a range of

base and eye level units with worktop space over, butler style sink unit with mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, fitted eye level electric oven, built-in ceramic hob with extractor hood over, built-in microwave, UPVC window to side, radiator, matching tiled flooring, door to the garden.

First Floor

Landing

Access to loft space, wood flooring.

Bedroom 1 3.46m (11'4") x 3.32m (10'11") UPVC window to the front, cast iron fireplace, radiator, wood flooring, built in cupboard.

Bedroom 2 2.76m (9'1") x 1.96m (6'5") UPVC window to the rear, radiator, wood flooring, wall to wall built in wardrobe with sliding doors.

Refitted Bathroom

Fitted with four piece suite comprising of a bath with freestanding taps, wash hand basin with vanity unit under and mixer tap, shower enclosure with glass screen, low-level WC, UPVC window to the rear, heated towel rail, tiled flooring, built in cupboard with plumbing for a washing machine, wall mounted gas combination boiler.

Outside

Courtyard garden, enclosed with screen fencing, rear gate, decking tiles, two built in sheds.



Services

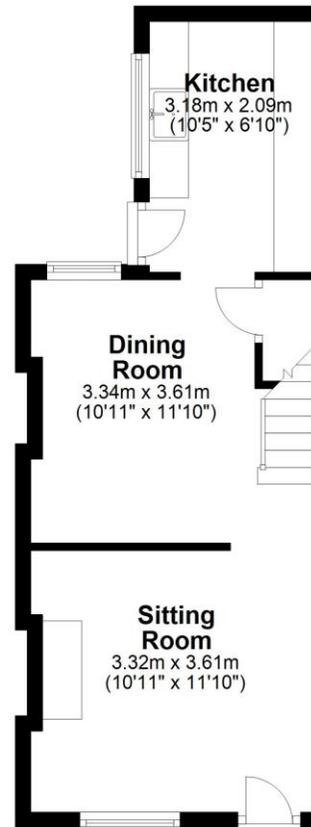
Mains water, gas, drainage and electricity are connected.

Council Tax Band: B Forest Heath District Council

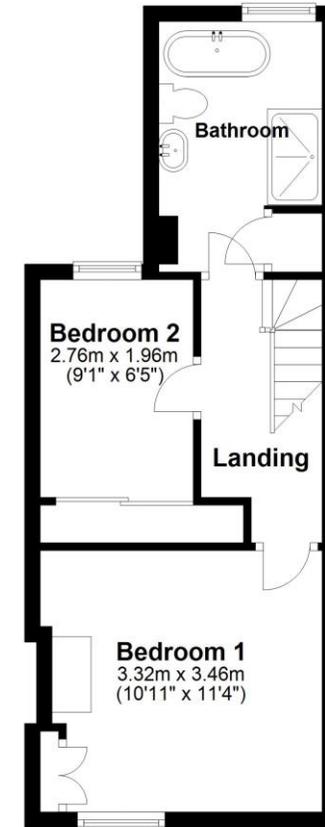
Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



Ground Floor
Approx. 30.8 sq. metres (331.9 sq. feet)



First Floor
Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 63.0 sq. metres (678.6 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