



Manderston Road, Newmarket, Suffolk

Pocock + Shaw

50 Manderston Road
Newmarket
Suffolk
CB8 0NN

A spacious two bedroom ground floor maisonette benefiting from a large garden and situated in a popular residential location.

Cash Buyers only.

Potential investment yield of 8.5%

Guide Price £120,000



A spacious two bedroom ground floor maisonette benefiting from a large garden and situated in a popular residential location. Currently le this property provides an excellent opportunity to purchase a high yielding investment. With the benefit of a gas fired heating system in detail the accommodation includes:-

Newmarket 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 Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Entrance Porch With front door, windows on either side and door to:-

Entrance Hall () With two built in cupboards, radiator.

Sitting Room 4.16m (13'8") x 3.59m (11'9")
With a tiled fireplace, UPVc double glazed window and radiator.

Kitchen 3.32m (10'11") x 2.52m (8'3")
With a UPVc double glazed window to the rear, door to the garden, radiator, range of cupboards, working surfaces, space for a cooker, space for a fridge, plumbing for a washing machine, stainless steel sink unit, two built in storage cupboards, serving hatch to the sitting room.

Bedroom 1 3.69m (12'1") x 3.66m (12')
With a UPVc double glazed window to the front, radiator, built in storage cupboard.

Bedroom 2 2.82m (9'3") x 2.81m (9'3")
With a UPVc double glazed window to the rear, radiator, built in cupboard housing a combination gas fired boiler serving the hot water and heating system, built in wardrobe.

Bathroom 1.95m (6'5") x 1.75m (5'9")
With a three piece suite including a bath with a mixer tap and shower handset, pedestal handbasin, low level w.c. UPVc window to rear, radiator.

Outside

The property is set behind a gravelled front garden with path the the front door. There is also a long garden to the rear, laid to lawn with two brick sheds.

Important Note The property is of a non standard form of construction and cash buyers only are being sought.

Additional information

Parking available nearby on street

Gas heating

EPC: C

Services, Mains water, gas, drainage and electricity are connected.

The property is in a no flood risk area.

Council Tax Band: A

The property is not in a conservation area.

Internet connection, basic: 13Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

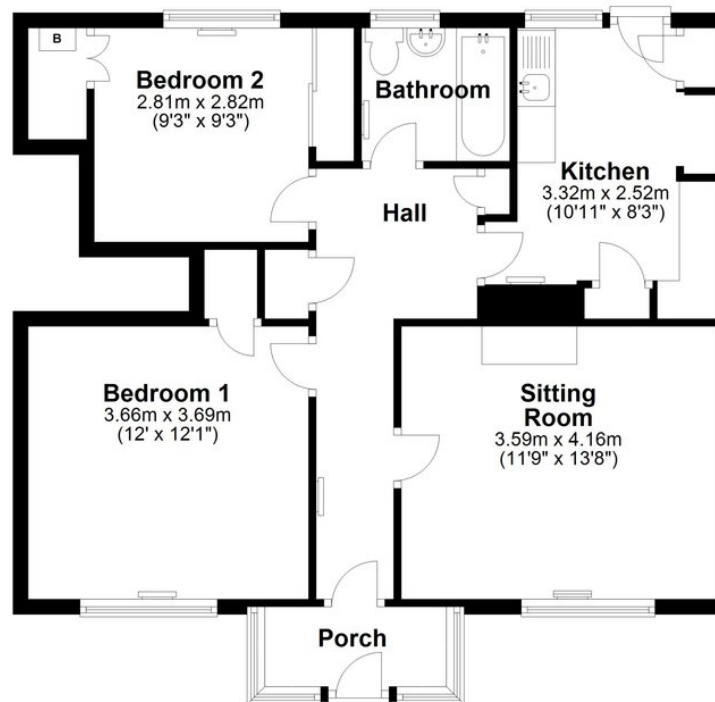


Tenure The property is leasehold.
It is held on a 125 year lease that started in May 1988. There is a service and ground rent charge that was for 20 26/27 was £255.49.

Viewing By Arrangement with Pocock + Shaw



Ground Floor
Approx. 73.3 sq. metres (789.3 sq. feet)



Total area: approx. 73.3 sq. metres (789.3 sq. feet)



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

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