



Cardigan Street, Newmarket, Suffolk

Pocock + Shaw

2 Cardigan Street
Newmarket
Suffolk
CB8 8HZ

An attractive two-bedroom period property situated in a highly desirable south town location, offering excellent access to the railway station, High Street, and a wide range of local amenities. The accommodation includes two well-proportioned reception rooms, two double bedrooms, and a first-floor bathroom. Outside, the property enjoys a south-west facing courtyard, providing an ideal space for outdoor relaxation.

Guide Price £239,500



Location 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, an 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.

Accommodation

Entrance hall with a part glazed entrance door.

Living room with an open fireplace with a tiled hearth and surround, shelving, period wood floor.

Rear hall

Dining room with built in cupboard storage.

Kitchen () with range of fitted base and wall mounted units, worktops with inset sink and drainer, integrated eye level oven and grill, door leading to the courtyard.

First floor

Landing with a window to the front aspect.

Bedroom 1 with a built in cupboard.

Bedroom 2 with a built in cupboard.

Bathroom with a bath with shower over, hand basin and low level WC.

Outside To the side of the house is an enclosed south-west facing shingled courtyard with a paved patio area, two brick store sheds and a pedestrian gated access.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 18Mbps, Superfast 140 Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available.

EPC: TBC

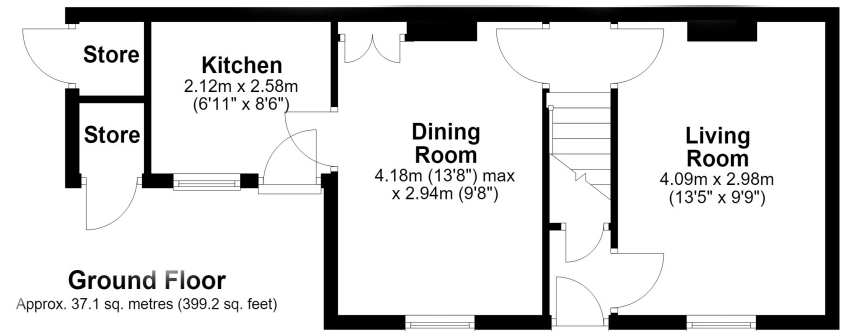
Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 71.1 sq. metres (765.8 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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