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Residential sales, lettings & management



16 Collings Place Newmarket, Suffolk, CB8 0EX

A first floor maisonette located in a cul de sac location and offering spacious and modern two bedroom accommodation. Large sitting room, fitted kitchen with wooden worktops, bathroom with shower, south facing rear garden with decking area summer house, 1 allocated parking space. EPC:D

Guide Price: £180,000



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.

Ground Floor

Entrance Hall With an entrance door, radiator, staircase to the 1st floor.

First Floor

Landing Window to side, double radiator and built in cupboard.

Sitting Room 4.41m (14'6") x 3.77m (12'4") Window to front, double radiator.

Kitchen 3.87m (12'8") x 2.55m (8'4") An attractively fitted kitchen with a range of shaker style base and eye level units with wood worktop space over, butler style sink unit with mixer tap and tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, electric oven, ceramic hob with extractor hood, breakfast bar, window to rear, radiator, built in cupboard with a wall mounted gas radiator heating boiler gas combination boiler serving heating system and domestic hot water.

Bedroom 1 3.38m (11'1") x 3.32m (10'11") Window to rear, radiator.

Bedroom 2 3.77m (12'4") x 2.46m (8'1") Window to front, radiator, built in cupboard.

Bathroom Fitted with four piece comprising of a jacuzzi bath with shower enclosure, pedestal wash hand basin, low-level WC, tiled splashbacks, window to rear, heated towel rail, tiled flooring, recessed ceiling spotlights.

Outside The property has a built in storage cupboard by the front door, pathway to the front door and lawn area to the left. To the right of the property is a garden area with mature planting, decked patio area with summer house, low level storage shed, outside lighting. There is an allocated parking space situated near the property by a garage block.

Tenure The property is leasehold and is held on the residue of a 160 year lease.

Ground rent is £62.50 a quarter plus £5.00 annual maintenance total £67.50.

Services

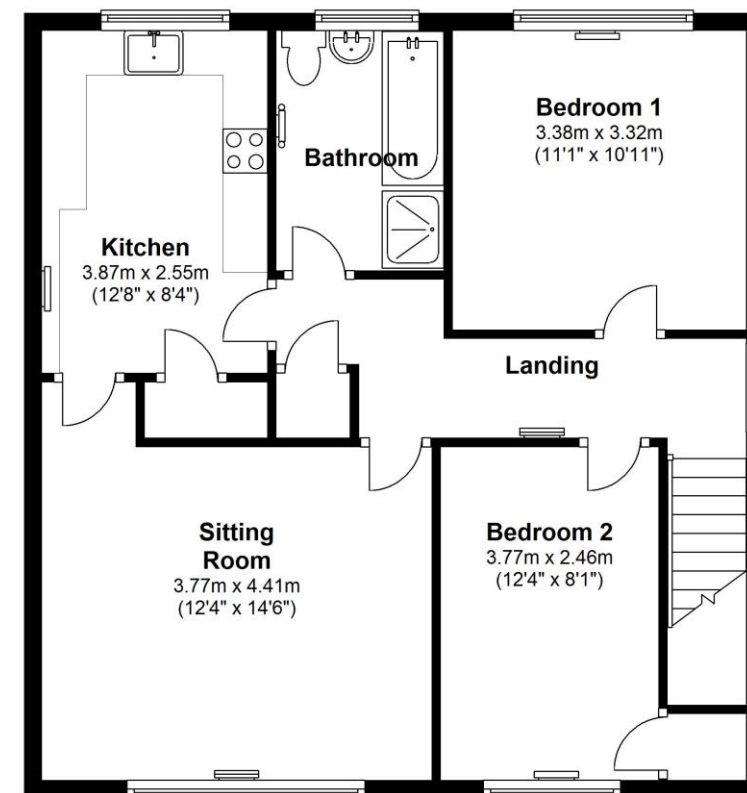
Mains water, gas, drainage and electricity are connected.

Council Tax Band: B Forest Heath District Council

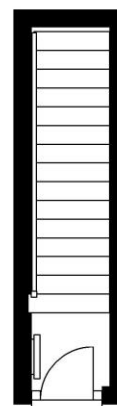
Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



First Floor



Ground Floor



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2 Wellington street, Newmarket, CB8 0HT
Tel: 01638 668 284

Email: newmarket@pocock.co.uk www.pocock.co.uk

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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