



Nimbus Way, Newmarket, Suffolk

Pocock + Shaw

104 Nimbus Way
Newmarket
Suffolk
CB8 7BW

A deceptively spacious 2 bedroom mid terraced home offering potential for further updating and enhancement, located on the north edge of Newmarket with excellent access to the A14/A11 roads to Cambridge, Bury St Edmunds and London. The property is offered with NO CHAIN and benefits from a large open plan living room/dining room, a kitchen/breakfast room and a ground floor cloakroom. Features include 2 double bedrooms and a bathroom on the first floor, a large garden and 2 allocated parking spaces.

Guide Price £235,000



Location Newmarket is 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.

Accommodation

Entrance hall with a half glazed entrance door, tiled flooring.

Cloakroom with a hand basin and low level WC, tiled flooring.

Kitchen/breakfast room with a range of fitted base units, worktops with inset stainless steel sink, integrated oven and grill with 4 ring electric hob and extractor hood over, wall mounted gas fired boiler, tiled flooring.

Living room/Dining room with stairs leading to the first floor, pair of French doors leading to the rear garden.

First floor

Landing with a built in cupboard.

Bedroom 1 with a double built in wardrobe.

Bedroom 2 with a double built in wardrobe.

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

Outside To the front of the property is an open plan garden with a lawn and a pathway leading to the front door.

To the rear is a large enclosed garden with a pedestrian gated access leading to a parking area with 2 allocated parking spaces.

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: 5Mbps, Superfast 40Mbps, Ultrafast: 1000Mbps.

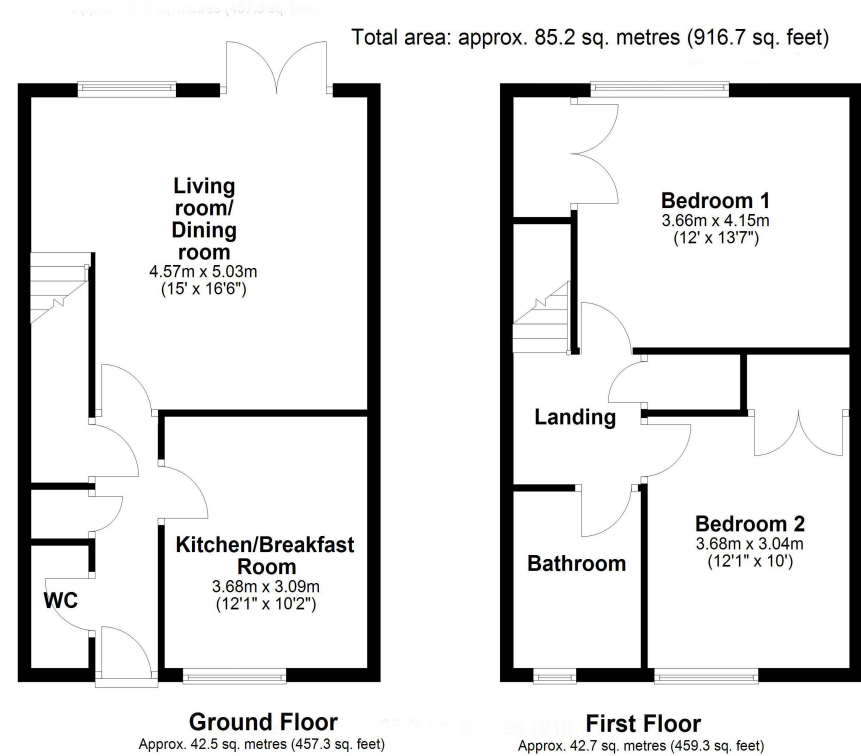
Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw
PBS





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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