



Paddocks Drive, Newmarket, Suffolk

Pocock + Shaw

7 Paddocks Drive
Newmarket
Suffolk
CB8 9BE

A three-bedroom individual detached house requiring renovation and modernisation, set on a generous plot in a highly regarded location on the south side of the town. The property enjoys excellent access to the railway station and a range of local amenities, while offering considerable potential for further development, subject to the necessary consents. Accommodation includes two reception rooms and three well-proportioned double bedrooms, complemented by a large garden.

Guide Price: £350,000



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 door leading to the conservatory, stairs leading to the first floor, under stair cupboard.

Cloakroom with a hand basin and low level WC.

Kitchen with a range of fitted base and wall mounted units, worktops with recessed sink and drainer, integrated eye level oven and grill, 4 ring ceramic hob with extractor hood over, glazed door to the lean-to.

Dining room with a glazed door leading to the garden, opening to;

Living room a double aspect room with a feature fireplace with brick surround, glazed door leading to the garden.

Bedroom 3 a double aspect room.

Conservatory with a pair of doors to the garden.

First floor

Landing with access to the roof space, airing cupboard with hot water cylinder.

Bedroom 1 a generous double aspect room.

Bedroom 2 a double aspect room.

Bathroom with a bath hand basin and low level WC.

Outside The property stands in a generous plot currently overgrown and with a large number of mature trees and shrubs, a summerhouse and storage sheds.

The house is approached from the rear garden with a semi-detached garage and space for a driveway.

Lean-to a double aspect room accessed from the kitchen.

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: 17Mbps, Superfast 78Mbps, Ultrafast: 1000Mbps.

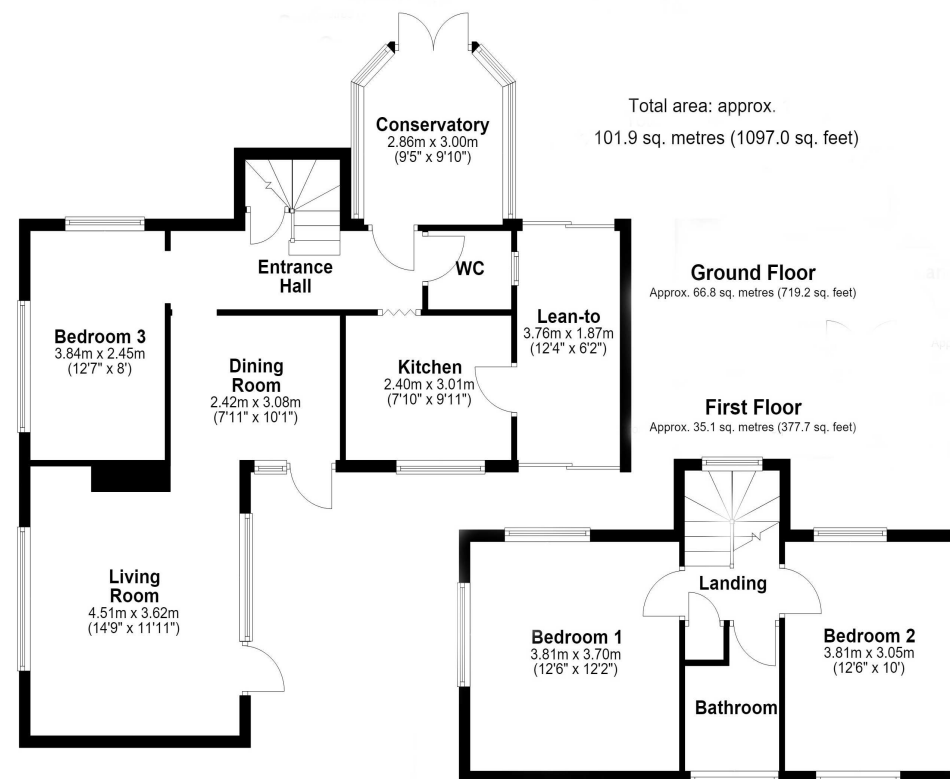
Mobile phone coverage by the four major carriers available.

EPC: TBC

Council Tax E 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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