



All Saints Road, Newmarket, Suffolk

Pocock + Shaw

61 All Saints Road
Newmarket
Suffolk
CB8 8ES

An attractive two-bedroom period terraced home, offered for sale with no onward chain and conveniently situated within walking distance of the High Street. The property features an open-plan living and dining area, a compact fitted kitchen and modern and a ground-floor bathroom. A further feature of the property is the glimpse of a view from the first floor to the rear, overlooking the Horseracing Museum grounds.



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 around 13 miles from Newmarket.

Accommodation

Entrance porch with a part glazed door.

Living room with a chimney breast, window to the front aspect.

Dining area open plan with the living room, stairs leading to the first floor and under stair storage cupboard.

Kitchen with oak wood worktops, inset sink and drainer and cupboard storage under, space for a free standing oven.

Rear lobby with a wall mounted gas fired combination boiler, half glazed door leading to the rear courtyard.

Bathroom fitted with a modern white suite comprising a bath with mixer tap and shower over, wash hand basin with vanity storage, and low-level WC, complemented by tiled walls and flooring.

First floor Landing with doors leading to:

Bedroom 1 with a fitted wardrobe and window to the front aspect.

Bedroom 2 with painted wood panelling, window to the rear aspect.

Outside The front garden is approached through a wrought-iron gate and enclosed by a low-level brick wall, with shingled beds featuring established planting and a mature tree, complemented by a partially tiled pathway.

A rear courtyard, privately enclosed by a high brick wall and enhanced by a shingled planting bed stocked with established flowering plants.

Agents' note Some images in this listing have been digitally enhanced or altered using artificial intelligence (AI) for presentation purposes. The underlying property and its permanent structural features remain as photographed.

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 140Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: E

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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