



## Lester Piggott Way, Newmarket

EPC Rating TBC

Guide Price **£260,000**

- 4 bedroom mid-terrace house
- CHAIN FREE
- Living room
- Kitchen
- Downstairs shower room
- 4 good sized bedrooms
- Double glazing throughout
- Gas central heating with combi boiler
- West Suffolk Council tax band B
- Within walking distance of local amenities



**LESTER PIGGOTT WAY, NEWMARKET** Offered to the market **CHAIN FREE** is a great renovation opportunity in the town of Newmarket. This 4 bedroom mid-terrace house is close to local amenities with the high street 1 mile away. Internally there is a downstairs shower room, kitchen, living room, family bathroom and 4 good sized bedrooms.

**ENTRANCE HALL** With stairs rising to the first floor.

**LIVING ROOM/DINING ROOM** 23' 9" x 10' 10" (7.24m x 3.3m) Spacious room with ample space for living and dining room furniture. Tiled floor, window to front and rear and UPVC door leading to the rear garden.

**KITCHEN** 10' 5" x 8' 8" (3.18m x 2.64m) With a range of wall and base units with a tiled floor, storage cupboard, serving hatch and door leading to the rear garden.

**SHOWER ROOM** 3 piece suite comprising shower cubicle, wash basin and WC. Tiled flooring and window to the front.

**FIRST FLOOR** With loft access and storage cupboard housing combi boiler.

**BEDROOM ONE** 11' 7" x 9' 10" (3.53m x 3m) Double bedroom with window to the front.

**BEDROOM TWO** 11' 7" x 8' 3" (3.53m x 2.51m) Double bedroom with storage cupboard and window to the front.

**BEDROOM THREE** 11' 10" x 6' 6" (3.61m x 1.98m) With window to the rear.

**BEDROOM FOUR** 8' 8" x 7' 1" (2.64m x 2.16m) With window to the rear.

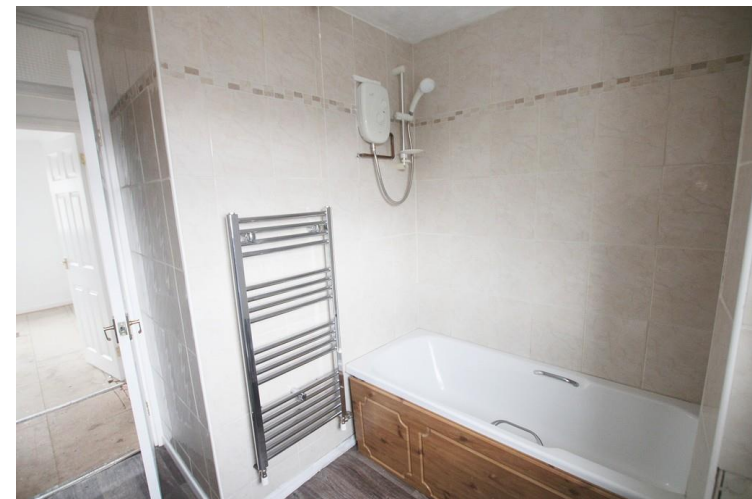
**BATHROOM** 3 piece suite comprising panelled bath with electric shower over, pedestal wash basin and WC. Vinyl flooring and window to the rear.

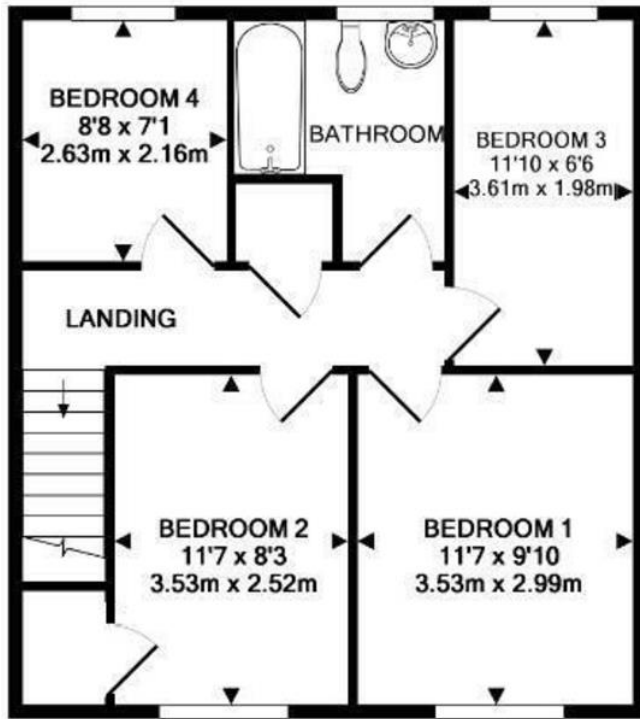
**OUTSIDE** To the front is mainly laid to lawn with scope for off road parking (STPP). To the rear is laid to patio with wooden fence boundaries and a gate to the rear.

There is a communal car park for residence to the side of the property.

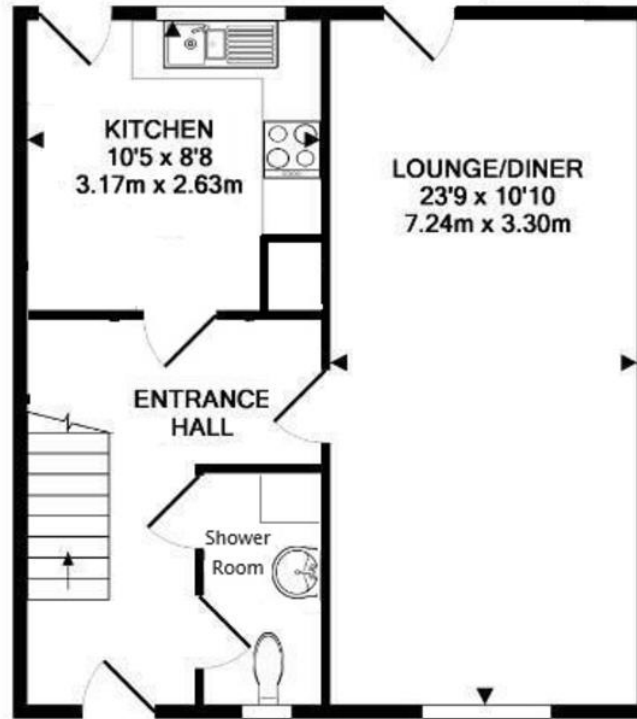
**AGENT NOTES** Please be aware the property requires renovation throughout including the rear garden.

There is gas central heating with a combi-boiler approx 6 years old. UPVC windows throughout.





1ST FLOOR  
APPROX. FLOOR  
AREA 505 SQ.FT.  
(46.9 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 505 SQ.FT.  
(46.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1010 SQ.FT. (93.8 SQ.M.)

**COUNCIL TAX BAND**

Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

West Suffolk Council

**OFFICE**

Unit 6 Bellflower Crescent  
Red Lodge  
Suffolk  
IP28 8XQ

**T:** 01638 551551

**E:** [enquiries@readwinbarclay.co.uk](mailto:enquiries@readwinbarclay.co.uk)

**W:** [www.readwinbarclay.co.uk](http://www.readwinbarclay.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements