









welcome to

Stamford Street, NEWMARKET

An immaculately presented end of terrace house located within walking distance to the town and train station offering two bedrooms, two reception rooms and offered to the market with the benefit of no onward chain. Early viewing highly recommended.

Entrance Hall

With storage area under stairs, opening to Kitchen/Diner and door to:

Living Room

11' 7" x 11' 10" into bay (3.53m x 3.61m into bay)

With two radiators, cast iron fireplace, half obscured double glazed window and bay window to front aspect.

Dining Area

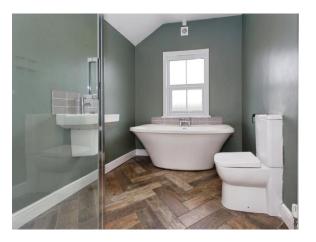
11' 11" max x 11' 7" (3.63m max x 3.53m)

With two radiators, feature cast iron fireplace, door to stairs leading to first floor, double glazed window to rear aspect and large opening to:

Kitchen

9' 11" max x 7' 5" max (3.02m max x 2.26m max)

Fitted with a modern contemporary range of base units and drawers with matching wall units, inset butler sink with mixer tap, built in double under oven with induction hob and chimney style extractor over, built in fridge/freezer and space for washing machine, double glazed window to side aspect and double glazed door to rear garden.









First Floor Landing

With radiator, loft access with pull down ladder, boarded and Vaillant boiler within, doors to:

Bedroom 1

11' 11" max x 10' 7" max (3.63m max x 3.23m max)

With two radiators, feature cast iron fireplace and two double glazed windows to front aspect.

Bedroom 2

12' 1" x 7' 10" max (3.68m x 2.39m max)

With radiator and double glazed window to rear aspect.

Bathroom

Fitted with a modern four piece suite comprising freestanding bath tub with central mixer tap, shower enclosure, wall mounted wash hand basin, low level w.c, extractor fan, radiator and obscured double glazed window to rear.

Outside

The rear garden is neatly presented being mainly laid to patio areas, raised flower beds and a storage shed at the rear of the garden with solar panels. The rear garden is fully enclosed with a pedestrian gate to the side.

Agents Note

The property has solar panels fitted to the property and shed. Please contact the branch for further information.





welcome to

Stamford Street, NEWMARKET

- No Onward Chain
- Immaculately Presented
- Walking Distance to Town Centre & Train Station
- Two Bedrooms
- Two Reception Rooms

Tenure: Freehold EPC Rating: D Council Tax Band: B

£290,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/NMT104222



Property Ref: NMT104222 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01638 660633



newmarket@williamhbrown.co.uk



Meldreth House Wellington Street, NEWMARKET, Suffolk, CB8 0HT



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.