



Stamford Street, NEWMARKET CB8 8JB

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.



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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

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Property Ref:
NMT104222 - 0003

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