



All Saints Road, Newmarket, CB8 8ET



## All Saints Road

Newmarket,  
CB8 8ET

A stunning 4 bedroom Victorian town house standing in a highly regarded location just a few minutes walk south of the High Street and close to Newmarket Train Station. The property comprises a superb fitted kitchen with Range oven, 2 reception rooms, a separate shower room and 4 good sized bedrooms. The established rear garden enjoys a south facing aspect and patio area. EPC: C, Council Tax Band: B.

### LOCATION

Newmarket is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

4 2 2

**£1,995 PCM**





## Entrance Hall

with glazed entrance door, radiator, stairs to first floor.

## Sitting Room

with radiator, window to front aspect.

## Dining Room

with quarry tiled floor, radiator,

## Kitchen / Breakfast Room

with a range of quality fitted units comprising; 1½ bowl sink unit with cupboard under, further base and wall mounted cupboards, built in dishwasher, 7-ring Range style oven with extractor hood over, radiator, French doors to rear garden, tiled floor, fridge/freezer, wine rack, larder cupboard,, laundry cupboard with washing machine, extractor fan.

## Shower Room

with shower cubicle, basin, low level WC, quarry tiled floor, chrome towel rail/radiator.

## Basement / Bedroom 4

with 2 radiators, window to front, 2 built in cupboards.

## Landing

with airing cupboard with shelving and combination boiler.

## Bedroom 1

with radiator.

## Bedroom 2

with radiator.

## Bedroom 3

with radiator, built in cupboard.

## Bathroom

with white suite comprising; panelled bath, pedestal basin, separate shower cubicle, low level WC, chrome towel rail/radiator, fitted cabinet with mirror doors.

## OUTSIDE

Enclosed rear garden laid mostly to lawn with outside light and tap, pedestrian right of way to side, patio area.

There is public parking available at a nearby car park (costs associated).

## Letting Agents Notes

Deposit - £2301.000

Holding Deposit - £460.00

For more information on this property please refer to the Material Information brochure on our Website.



Approximate Gross Internal Area 1276 sq ft – 119 sq m  
 Basement Area 213 sq ft – 20 sq m  
 Ground Floor Area 642 sq ft – 60 sq m  
 First Floor Area 421 sq ft – 39 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



£1,995 PCM  
 Council Tax Band – B  
 Local Authority – West Suffolk Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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