



Lowther Street, Newmarket, CB8 0JS

**CHEFFINS**



## Lowther Street

Newmarket,  
CB8 0JS

A 2 bedroom mid terraced house conveniently situated close to the town centre. The accommodation includes 2 receptions rooms, a fitted kitchen and a first floor bathroom. Further benefits include double glazing, gas central heating and enclosed courtyard. EPC Rating D, Council Tax Band B, Available end of July 2025.

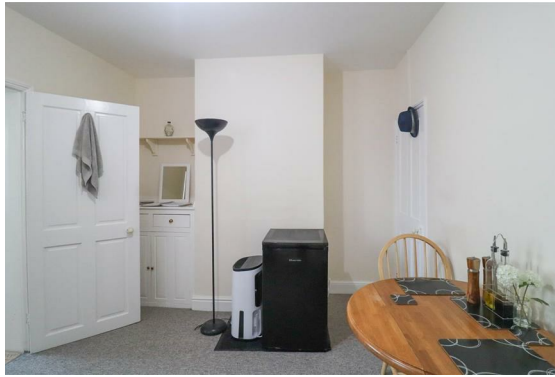
### LOCATION

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.

 2
  1
  2

**£990 PCM**





## Sitting Room

with window to front aspect, fireplace.

## Dining Room

With window to rear aspect, storage cupboard.

## Kitchen

With windows to side and rear aspect, gas fired boiler, plumbing for washing machine and electric oven with extractor hood over.

## First Floor

### Bedroom 1

With window to rear aspect, storage cupboard, fireplace.

### Bedroom 2

With window to rear aspect, storage cupboard.

## Bathroom

With white suite comprising, WC, bath and handbasin, window to rear aspect.

## Outside

Rear courtyard.

## Letting Agents Notes

Deposit - £1142.00

Holding Deposit - £228.00

EPC - D

Council Tax - B

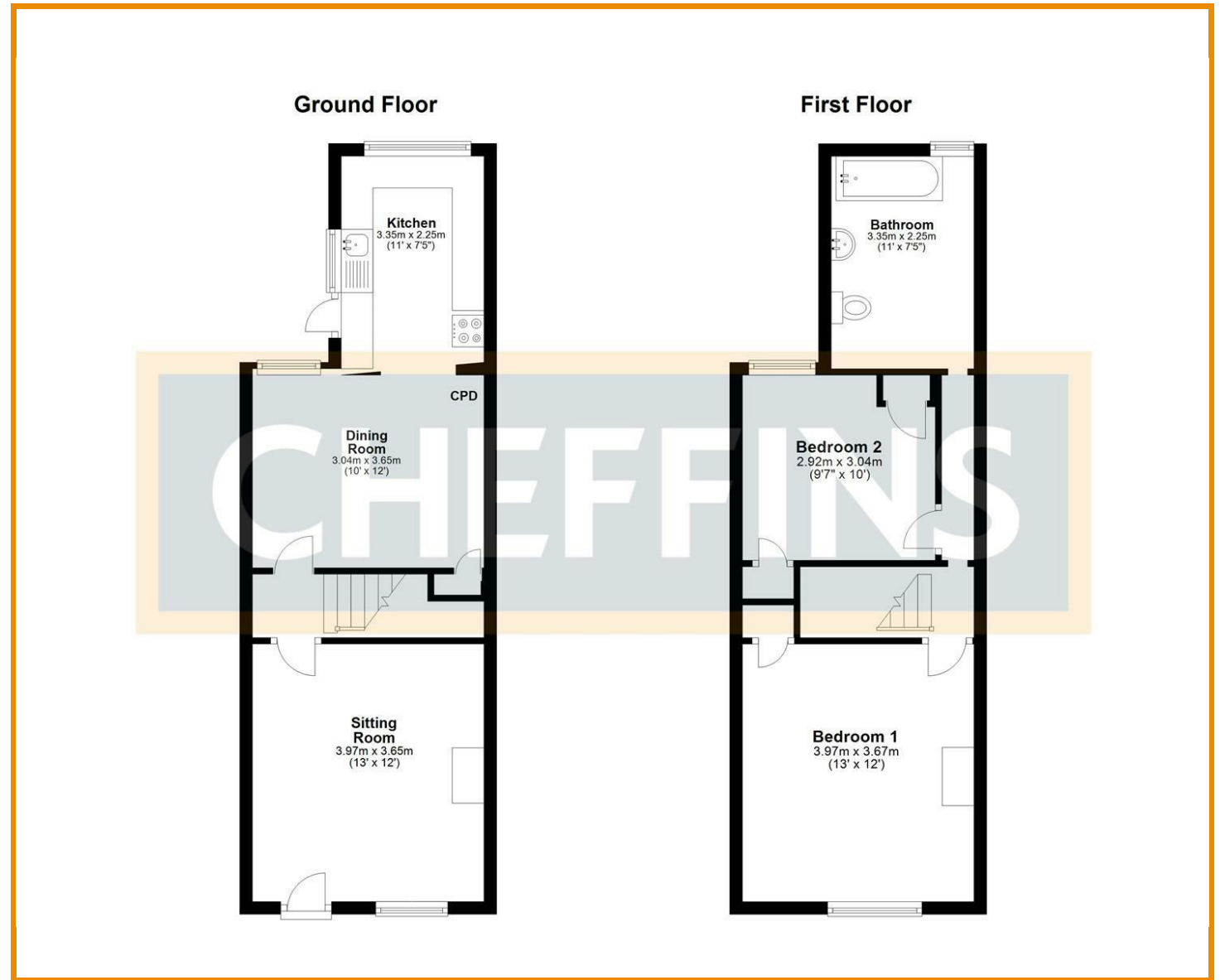
Square Footage - 796.529





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</b>	
(21-38) <b>F</b>		<b>75</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

£990 PCM  
Council Tax Band – B  
Local Authority – West Suffolk Council



Agents note:  
[For more information on this property please refer to the Material Information Brochure on our website.](#)

2 Black Bear Court, Newmarket, Suffolk, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

