

**17 Lisburn Road, Newmarket
CB8 8HS
Guide Price £229,950**

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk



A charming period property nestling in the heart of Newmarket and only a short walk to the High Street and amenities.

Rather deceptive and offering sizeable rooms throughout, this property boasts accommodation to include entrance hall, living room, separate dining room, kitchen, conservatory, two good good size bedrooms and bathroom.

Externally the property offers a mainly south facing rear garden.

No chain - viewing recommended.

Council Tax: B
EPC: (G)



Accommodation Details

Porch

Door to:

Entrance Hall

With staircase rising to the first floor, under stairs storage cupboard, doors to:

Living Room

13'10" x 12'4" (4.22m x 3.76m)

With box bay window to the front aspect, TV aerial connection point, dado rail.

Dining Room

10'8" x 10'7" (3.25m x 3.23m)

With double sliding door leading out to:

Lean To

9'8" x 7'6" (2.95m x 2.29m)

Useful space with windows to the side and rear aspects, door opening out onto the rear garden.

Kitchen

12'5" x 6'5" (3.78m x 1.96m)

Fitted with matching range of eye level and base storage units with working top surfaces over and tiled splashbacks, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, space for freestanding oven and fridge freezers, tiled flooring, window to the side aspect, door to lean to.

FIRST FLOOR

Landing

Storage cupboard, doors to:

Bedroom 1

14'3" x 8'11" (4.34m x 2.72m)

With two windows to the front aspect, built-in wardrobes.

Bedroom 2

10'8" x 10'7" (3.25m x 3.23m)

With window to the rear aspect.

Bathroom

9'11" x 6'5" (3.02m x 1.96m)

Fitted with low level WC, hand wash basin and bath with shower over, part tiled walls, obscured window to the rear aspect, door to airing cupboard.

Outside - Front

Path to property entrance, small garden area with low level boundary wall.

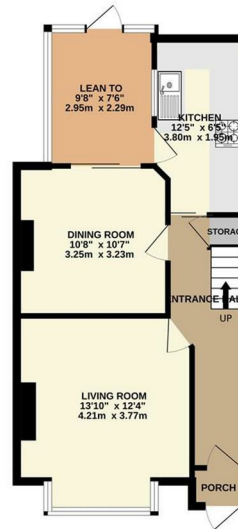
Outside - Rear

Enclosed rear garden laid mainly to patio with planting beds, timber shed and fencing.

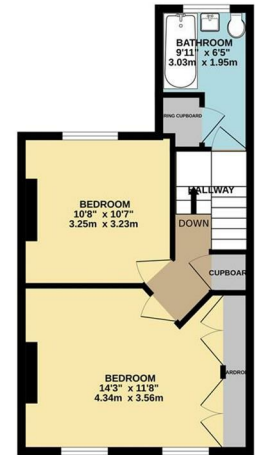
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			63
(55-68) D			
(39-54) E			
(21-38) F		14	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



17 LISBURN ROAD
TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of all dimensions, counts and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are to be taken as shown and no guarantee as to their operability or efficiency can be given.
Made with Bluebeam®

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

