



Warrington Street
Newmarket, CB8 8BA
Guide Price £220,000

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Located a short walk from the town centre, train station, and Tattersalls, this two-bedroom terraced home is situated on the sought-after south side of Newmarket.

The property has been superbly maintained by the current owner and includes a living room, dining room, kitchen, two double bedrooms, and a 4-piece bathroom. The double-glazed sash-style windows and gas central heating system have been upgraded by the seller in recent years.

Externally, there is an enclosed courtyard-style rear garden and a brick-built store adjoining the property.

This home is perfect for a first-time buyer and an excellent opportunity for an investor. A viewing is strongly recommended.

EPC D

Council Tax B (West Suffolk)

Accommodation Details:

Glazed front entrance door through to the:

Kitchen

Fitted with a range of both eye and base level storage units and wooden working surfaces over, tiled splashback areas, inset single bowl sink and drainer with mixer tap, space for oven and fridge/freezer, integrated dishwasher. Tiled flooring, window and external door to the side aspect.

Dining Room

Laid wooden flooring, two storage cupboards, radiator and sash window to the rear aspect.

Lounge

With featured fireplace and wooden mantel, TV connection point, laid wooden flooring, radiator, sash window to the front aspect and door through to the:

First Floor Landing

With doors through to the bedrooms.

Bedroom 1

Double bedroom with built-in storage cupboard and sash window to the front aspect.

Bedroom 2

Double bedroom with storage cupboard, radiator, sash window to the rear aspect and door through to the:

Bathroom

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, free standing bath with shower attachment, enclosed shower cubicle, heated towel rail, part tiled walls, wooden laid flooring and sash window to the rear aspect.

Outside

Enclosed rear courtyard style garden with useful outbuilding and pedestrian gate.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid-Terrace House

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 60 SQM

Parking –

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

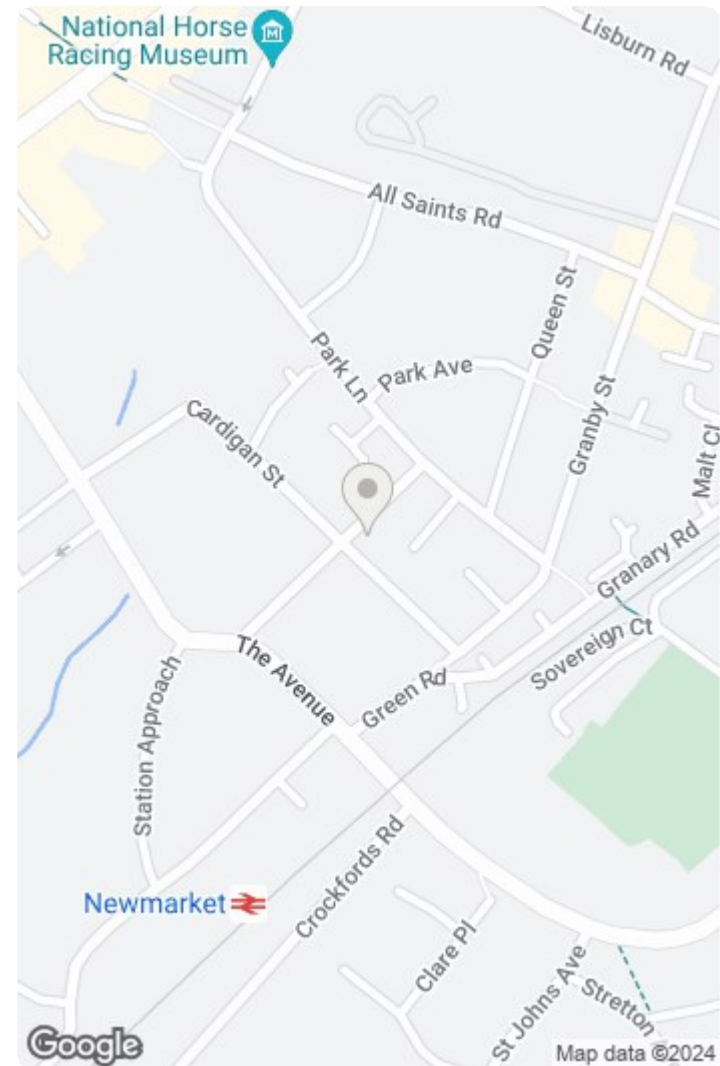
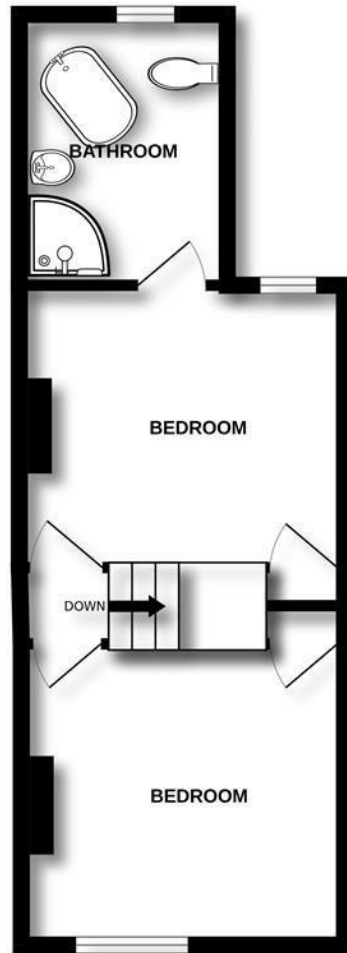
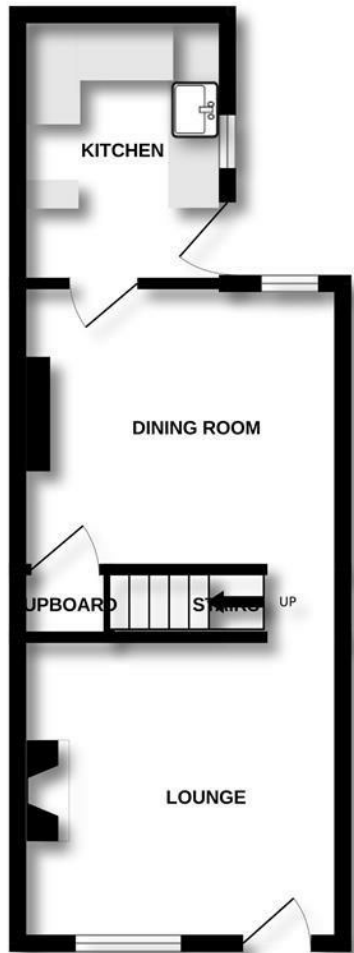
Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements,

Covenants – None that the vendor is aware of





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 66
Environmental Impact (CO₂) Rating: 88

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