



Lowther Street
Newmarket, CB8 0JS
Guide Price £249,995

43 Lowther Street, Newmarket, CB8 0JS

A beautifully presented late Victorian terraced property which has retained some delightful period features located on this popular no through road close to the centre of Town and High Street.

Tastefully updated and boasting stylish accommodation throughout comprising a living room, dining room, modern kitchen, two generous size bedrooms and a bathroom.

Externally the property offers a low maintenance courtyard garden.

NO CHAIN.

EPC - TBC
Council Tax B (West Suffolk)

Accommodation Details:

Double glazed front entrance door:

Sitting Room

13'1" x 12'1"

Good sized sitting room with open fireplace, TV connection point, radiator and window to the front aspect.

Dining Room

12'1" x 9'10"

Featured open fireplace with an inset wood burning stove, storage cupboard, laid wooden flooring, radiator, window to the rear aspect and opening through to the:

Kitchen

11'9" x 7'6"

Modern fitted kitchen with a range of matching eye and base level storage units with wooden working tops over, tiled splashback areas, butler sink with mixer tap, integrated cooker and hob with space for further appliances including a fridge/freezer and washing machine. Tiled flooring, window and external door to the side aspect.

First Floor -

Bedroom 1

12'1" x 10'2"

Double bedroom with featured cast iron fireplace, cupboard over stairs with access to loft space, radiator, window to the rear aspect and door through to the:

Bathroom

11'1" x 7'2"

Luxury fitted bathroom with WC, pedestal wash basin, free standing bath, enclosed shower cubicle, radiator, laid wooden flooring and window to the rear aspect.

Bedroom 2

12'9" x 12'1"

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

Outside

Courtyard style rear garden with timber garden shed and gated access to the side leading to the front.

Property Information:

Maintenance fee - N/A
EPC - TBC

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End Terrace

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

Square Metre - TBC

Parking – N/A

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

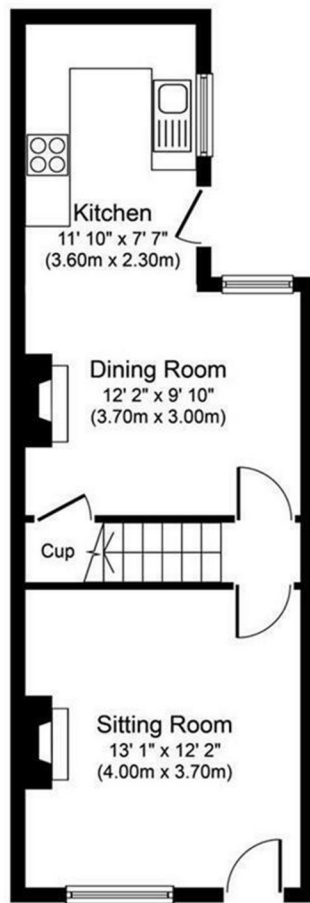
Heating sources - Gas

Broadband Connected - tbc

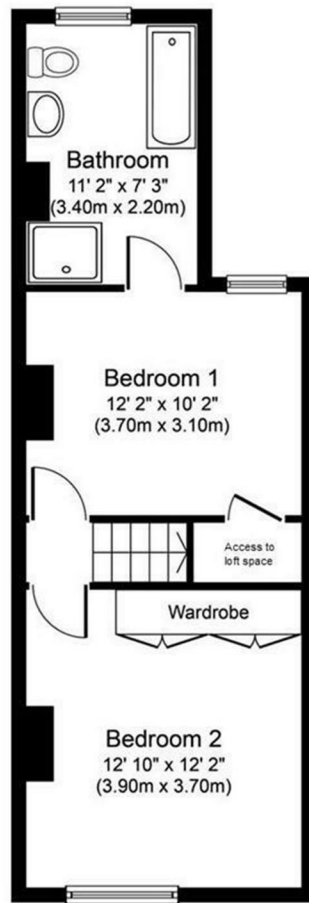
Broadband Type – Ultrafast available, 1000Mbps download, 200Mbps upload

Mobile Signal/Coverage – Limited
Rights of Way, Easements, Covenants – None that the vendor is aware of





Ground Floor
Approximate Floor Area
408 sq. ft.
(37.9 sq. m.)



First Floor
Approximate Floor Area
408 sq. ft.
(37.9 sq. m.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

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		

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