



**Queen Street, Newmarket, Suffolk CB8 8EX**

**Guide Price £220,000**

**MA**

Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Queen Street, Newmarket, Suffolk CB8 8EX

A charming Victorian terraced property set within the heart of this well served town and located in easy reach of Tattersalls and railway station.

Well presented throughout, this property enjoys accommodation to include sitting room with open fireplace, kitchen/dining room, bathroom and two double bedrooms.

Externally the property offers a fully enclosed garden.

### NO CHAIN

#### **Kitchen/Dining Room 11'6" x 10'9" (3.53m x 3.30m)**

Modern kitchen with a range of eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with four ring gas hob and extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Attractively tiled throughout working areas. Tiled flooring. Window overlooking rear garden. Doors leading to rear garden and inner hallway.

#### **Sitting Room 11'3" x 11'2" (3.45m x 3.41m)**

Spacious living room with attractive brick fireplace with wood burner stove and hearth. Built-in storage to one side of the alcove. Wood effect flooring. Radiator. Window overlooking front aspect. Glazed door leading to front. Half glazed door leading to inner hallway.

#### **Inner Hallway**

Doors to kitchen/dining room, sitting room and bathroom. Radiator. Under stairs cupboard. Stairs to first floor.

#### **Bathroom**

Modern white suite comprising low

level W.C., pedestal hand basin with mixer tap over, panelled bath with wall mounted shower over. Attractively tiled throughout wet areas and floor. Door leading to inner hallway.

#### **Landing**

Doors to all bedrooms. Stairs to ground floor.

#### **Bedroom 1 11'2" x 8'5" (3.42m x 2.57m)**

Spacious double room with window overlooking front aspect. Radiator. Door leading to landing.

#### **Bedroom 2 11'7" x 8'2" (3.54m x 2.50m)**

Spacious room with built-in cupboard. Radiator. Window overlooking rear aspect. Door to landing.

#### **Outside - Front**

Attractive boundary wall with pathway leading to front door.

#### **Outside - Rear**

Charming split level courtyard style garden, walled patio area leading from kitchen/dining room with steps leading to raised courtyard area with some mature shrub planting. Garden shed. Rear access gate.

### **PROPERTY INFORMATION**

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid- Terrace

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 56 SQM

Parking – On Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas (boiler 3years old, under 10 year warranty)

Broadband Connected - tbc

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

Mobile Signal/Coverage – Good, Three network limited

Rights of Way, Easements, Covenants

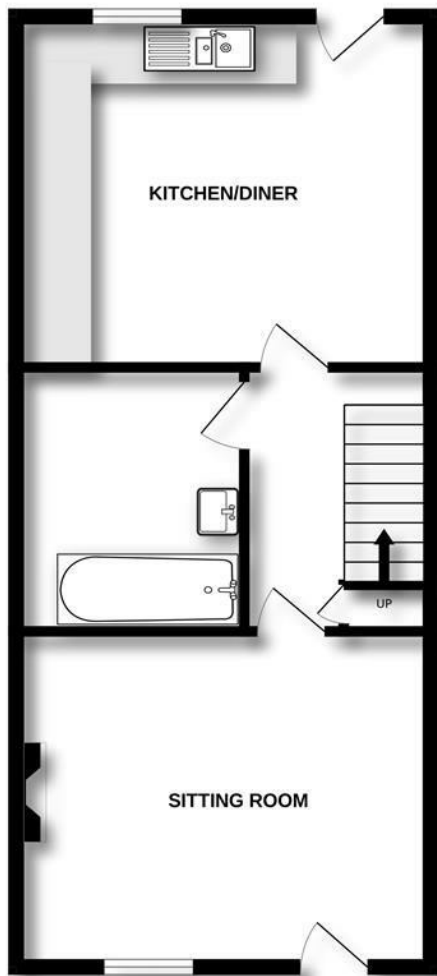
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Location - What 3 Words -

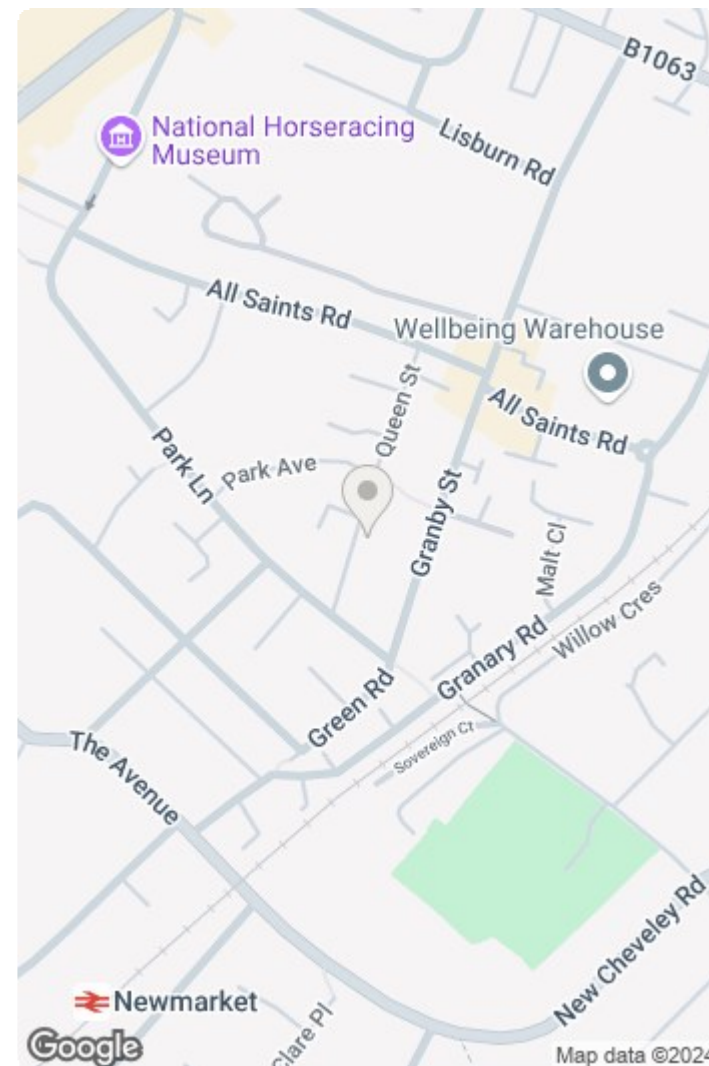
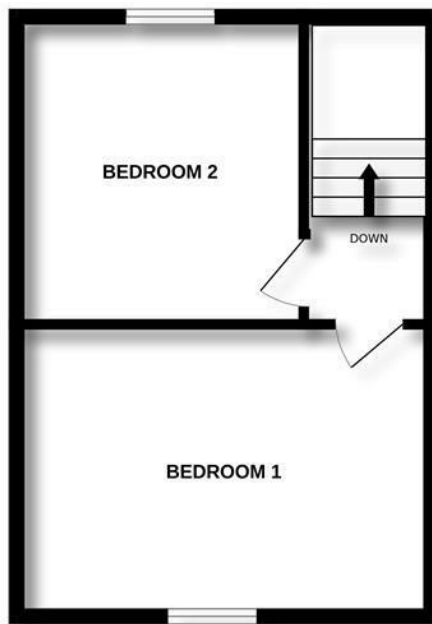
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GROUND FLOOR



1ST FLOOR



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	88		

Energy Efficiency Rating scale: A (92-101), B (81-91), C (69-80), D (54-68), E (39-53), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).

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