



**Lowther Street, Newmarket, Suffolk CB8 0JS**

**Guide Price £250,000**

**MA**

Morris Armitage

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## Lowther Street, Newmarket, Suffolk CB8 0JS

A charming Victorian terraced property set on the edge of the town centre and offered for sale with no onward chain.

Recently improved by the current owners, this property boasts impressive accommodation to include entrance porch, living room, separate dining room, kitchen, two double bedrooms both with ensembles.

Externally the property offers an enclosed courtyard style rear garden.

Offering superb value for money – viewing recommended.

### Entrance Porch

Porch area with door leading to front and glazed door leading to living room.

### Living Room 12'11" x 12'0" (3.96m x 3.66m)

Spacious living room with attractive fireplace with mantel and tiled hearth. Built-in alcove cupboard. Window overlooking front aspect. Archway to inner hall. Glazed door leading to porch.

### Inner Hall

Stairs to first floor. Archway to living room. Door to dining room.

### Dining Room 12'0" x 10'11" (3.66m x 3.35m)

Generous dining room with wood effect flooring and attractive brick fireplace with mantel and stone hearth. Window overlooking rear aspect. Radiator. Doors leading to built-in cupboard, living room and kitchen.

### Kitchen 11'5" x 7'3" (3.50m x 2.21m)

A range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with gas ring hob and extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled splashbacks throughout. Dual windows overlooking the side aspect and rear garden. Wood effect vinyl flooring. Doors to dining room and rear garden.

### Landing

Doors to both bedrooms. Stairs to ground floor

### Master Bedroom 12'11" x 12'0" (3.96m x 3.66m)

Generous double bedroom with attractive ornate fireplace with tiled hearth. Window overlooking front aspect. Radiator. Loft hatch with pull down ladder. Loft is boarded out the full length of the house with light. Doors leading to en suite and landing area.

### En Suite

Modern white suite comprising low level W.C., wall mounted hand basin with mixer tap over and generous walk-in shower. Tiled to wet areas. Tiled flooring. Ladder style radiator. Door leading to master bedroom.

### Bedroom 2 12'0" x 10'0" (3.66m x 3.05m)

Generous double bedroom with fireplace with cast iron grate and surround. Radiator. Window overlooking rear aspect. Doors to landing and walk-in wardrobe.

### Walk-in Wardrobe 7'5" x 2'3" (2.27m x 0.69m)

Fitted with shelving. Door to bedroom 2 and Bi-fold door to bathroom.

### Bathroom 10'5" x 7'4" (3.18m x 2.24m)

Modern white suite comprising low level W.C., inset hand basin with mixer tap

over and built-in cupboards under and P-shaped panelled bath with mixer tap and wall mounted shower with glass screen. Attractively tiled to wet areas. Vinyl flooring. Obscured window. Bi-fold door leading to walk-in wardrobe.

### Outside

Courtyard garden with fencing and half height brick wall to boundary.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - E

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 - 74 SQM

Parking – On Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

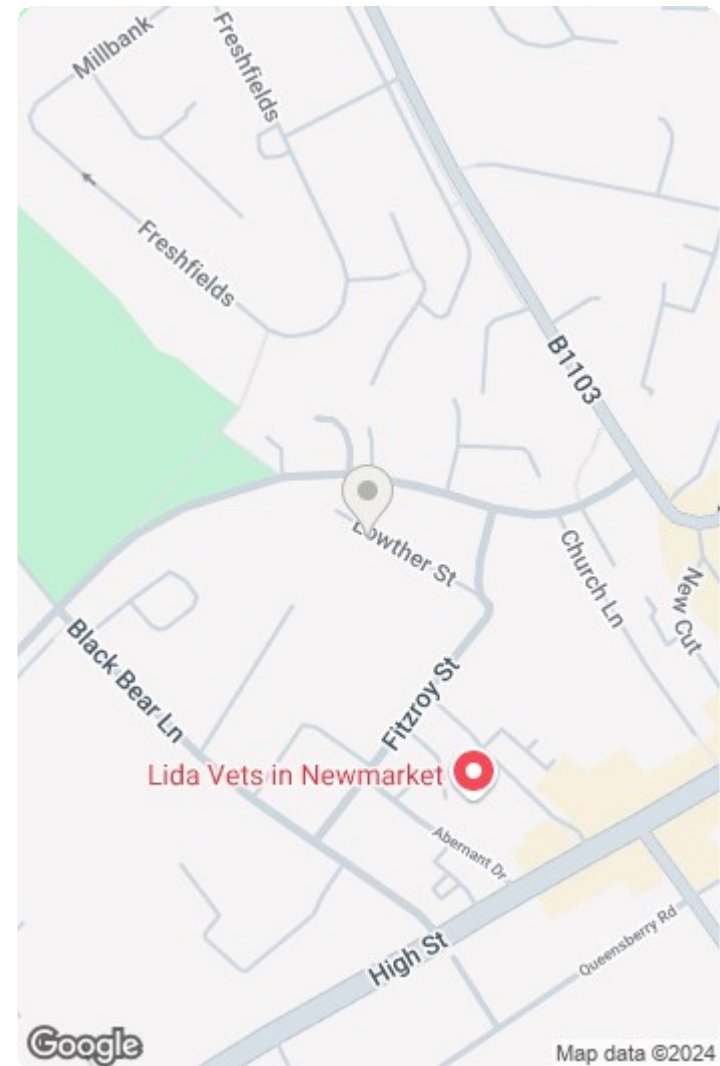
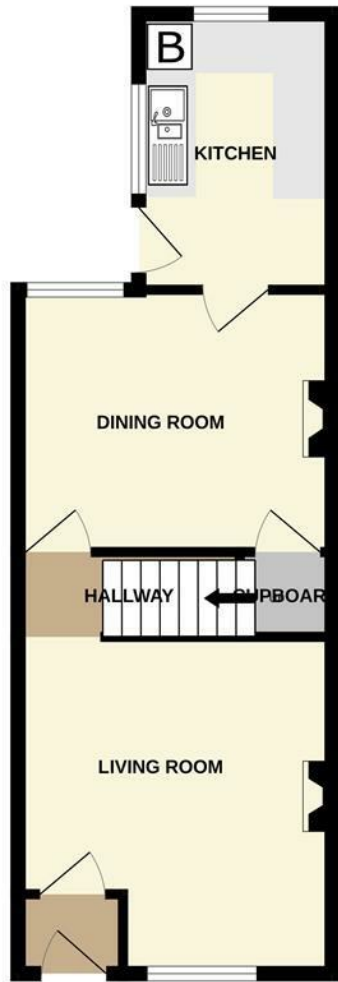
Broadband Connected - tbc

Broadband Type – Ultrafast available,  
1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely

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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	60	England & Wales	EU Directive 2002/91/EC	54

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