



Exeter Road, Newmarket, CB8 8LR

Guide Price £300,000

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A stunning and hugely improved Victorian property superbly set on the fringes of the town centre and within striking distance of an appealing mix of shops and restaurants.

This charming cottage has undergone a full and comprehensive programme of improvements and offers some delightful period features throughout. Boasting accommodation to include entrance hall, living room with multi-fuel burner, kitchen with utility area, dining room/conservatory, two double bedrooms, possible study/nursery room and a fabulous first floor bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed courtyard style garden, a useful and sizeable outhouse.

Viewing highly recommended.

Entrance

With radiator, staircase rising to the first floor and door to living room.

Living Room 12'8" x 11'9" (3.88m x 3.60m)

Beautifully presented living room with attractive fireplace with woodburner stove, tiled hearth and oak beam mantel. Shelving and storage cupboards to both alcoves. Wooden flooring. Window overlooking front aspect. Radiator. Doors leading to entrance and kitchen.

Kitchen 11'5" x 8'6" & 14'0" x 4'7" (3.50m x 2.61m & 4.29m x 1.41m)

Attractive kitchen with wooden worktop. Base level cupboards with wooden worktop over and inset Butler sink with mixer tap over. Space and

connection for electric range with attractively tiled splashback. Space for fridge/freezer. Space and plumbing for dishwasher and washing machine. Tiled flooring. Interior window overlooking dining room. Open connecting both kitchen areas. Doors leading to living room and dining room.

Dining Room 14'6" x 8'2" (4.43m x 2.51m)

Bright dining room with surrounding half height windows. Victorian style radiator. Interior window to kitchen. Doors leading to kitchen and rear garden.

Landing

Bedroom 1 12'9" x 9'3" (3.91m x 2.82m)

Beautifully presented, generous double bedroom with window overlooking front aspect. Radiator. Door to landing.

Bedroom 2 11'3" x 9'3" (3.43m x 2.84m)

Beautifully presented double bedroom with window overlooking rear aspect. Radiator. Door to landing.

Study/Nursery 7'7" x 6'3" (2.32m x 1.93m)

Stylish room, currently used as a nursery. Radiator. Window overlooking front aspect.

Bathroom 8'0" x 7'7" (2.44m x 2.32m)

Stunning Victorian style bathroom with white suite comprising Victorian style W.C., wall mounted hand basin, 'ball and claw' bath with mixer tap and shower attachment over and generous walk-in tiled shower cubicle with wall mounted shower. Attractive half height panelling. Obscured window. Vinyl flooring. Door to landing.

Outside - Front

Mainly laid to gravel with some mature planting. Pathway leading to front door. Access gate leading to rear garden.

Outside - Rear

Charming courtyard garden with flagstone paving. Sizeable outhouse. Side and front access gates. Outside tap. Door leading to dining room.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - tbc

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - tbc

Parking - On Street

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available,

1000Mbps download, 220Mbps upload

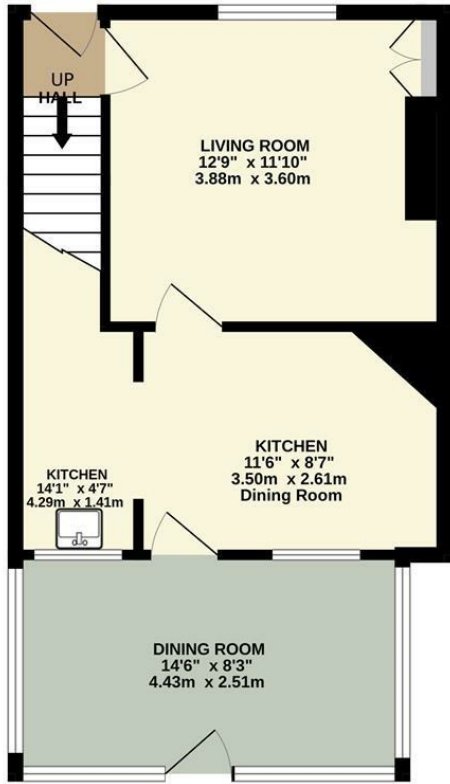
Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - Right of way in using the side alley

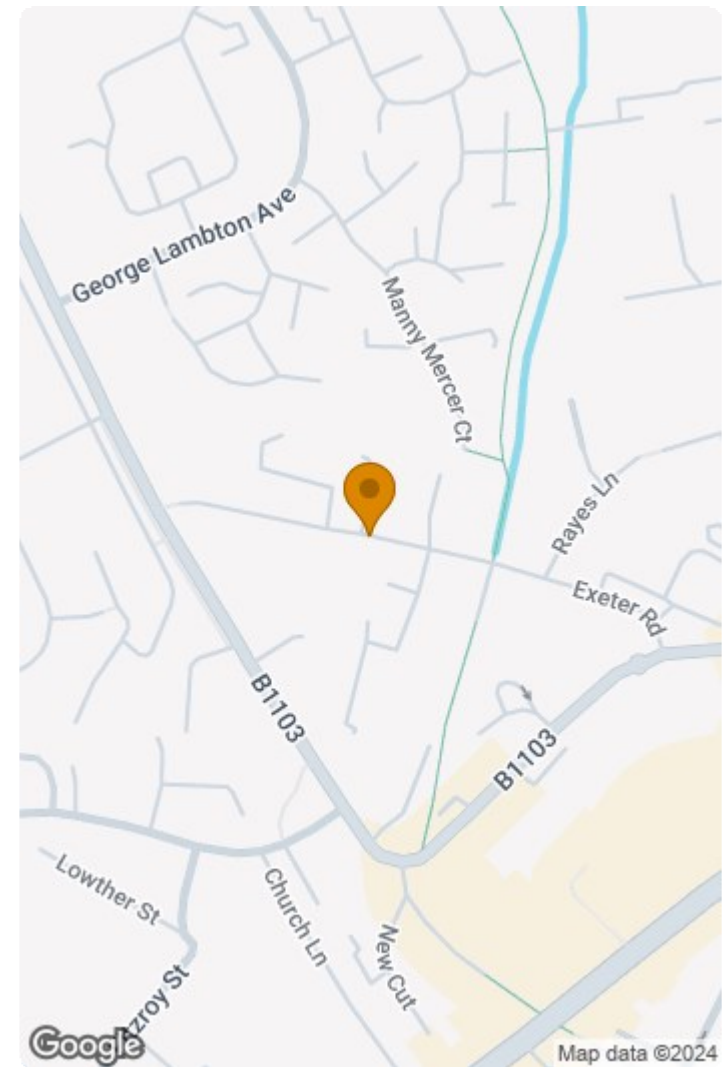
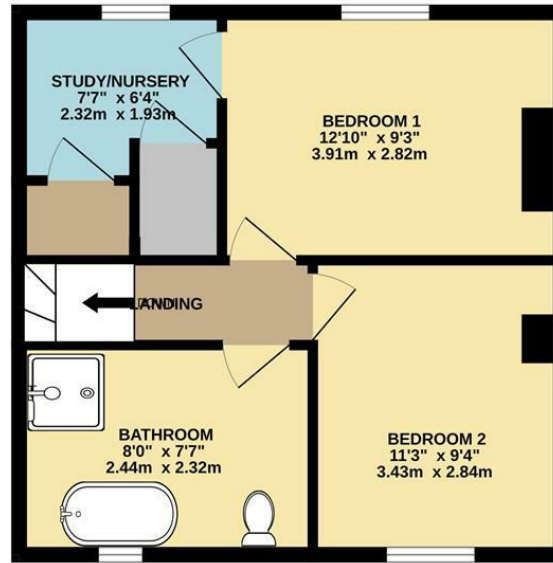
Location - What 3 Words -

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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 ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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