



Nat Flatman Street
Newmarket, CB8 8HW
Guide Price £250,000

Nat Flatman Street, Newmarket, CB8 8HW

A charming and rather special cottage nestling within this sought after residential area and located in striking distance of railway station and town centre.

Incredibly deceptive and offering generous size rooms, this property boasts accommodation to include sizeable living room, kitchen/dining room, cloakroom, two double bedrooms, study/smaller bedroom and a first floor bathroom. Benefiting from gas fired central heating and double glazing.

Externally the property has a small courtyard garden with space for a table and chairs.

Superb opportunity – viewing recommended.

Accommodation Details:

Fully glazed front entrance door through to the:

Living Room 18'2" x 9'6" (5.55 x 2.91)

Good sized living room with TV connection point, built-in shelving units, radiator, staircase rising to the first floor with storage cupboard under, sash window to the front aspect and door through to the:

Kitchen/Diner 15'7" x 10'2" (4.77 x 3.12)

Modern fitted kitchen with both eye and base level storage units and wooden working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over, integrated oven and four-ring gas burner hob with extractor hood above, space for a fridge/freezer and washing machine, cupboard housing the boiler, laid wooden style flooring, radiator and window to the rear aspect.

Dining Room 7'5" x 6'7" (2.27 x 2.02)

With external door to the side aspect.

WC

With low level WC and hand basin.

First Floor Landing

With access through to the bedrooms and bathroom.

Bedroom 1 11'6" x 9'6" (3.52 x 2.91)

Double bedroom with radiator and sash window to the front aspect.

Bedroom 2 11'6" x 10'2" (3.52 x 3.12)

Double bedroom with radiator and sash window to the rear aspect.

Bathroom 7'5" x 6'7" (2.27 x 2.02)

Three piece bathroom suite comprising a low level WC, hand basin with vanity cupboard under, panelled bath with wall mounted shower, heated towel rail and window to the side aspect.

Box Room/Study 6'7" x 5'11" (2.02 x 1.81)

With storage cupboard and sash window to the front aspect.

Courtyard Garden

Property Information:

Maintenance fee - N/A

EPC - D

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Mid-Terrace Property

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 69 SQM

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/limited on all networks Rights of Way, Easements, Covenants

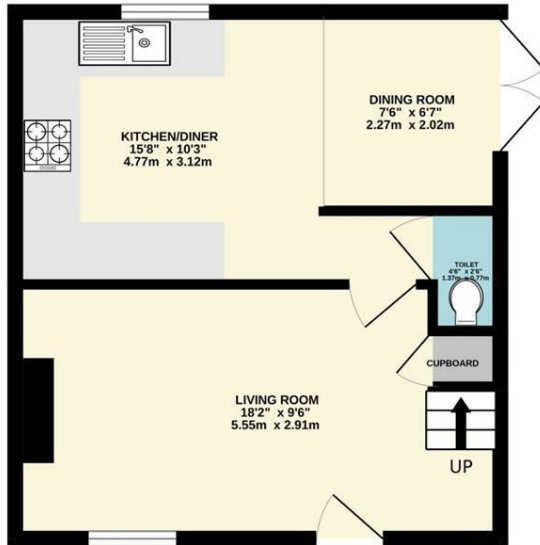
– None that the vendor is aware of

Location - What 3 Words -

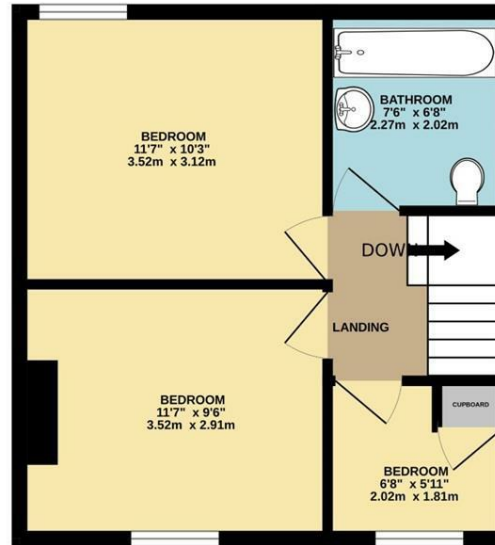
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GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



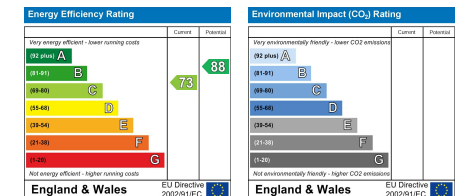
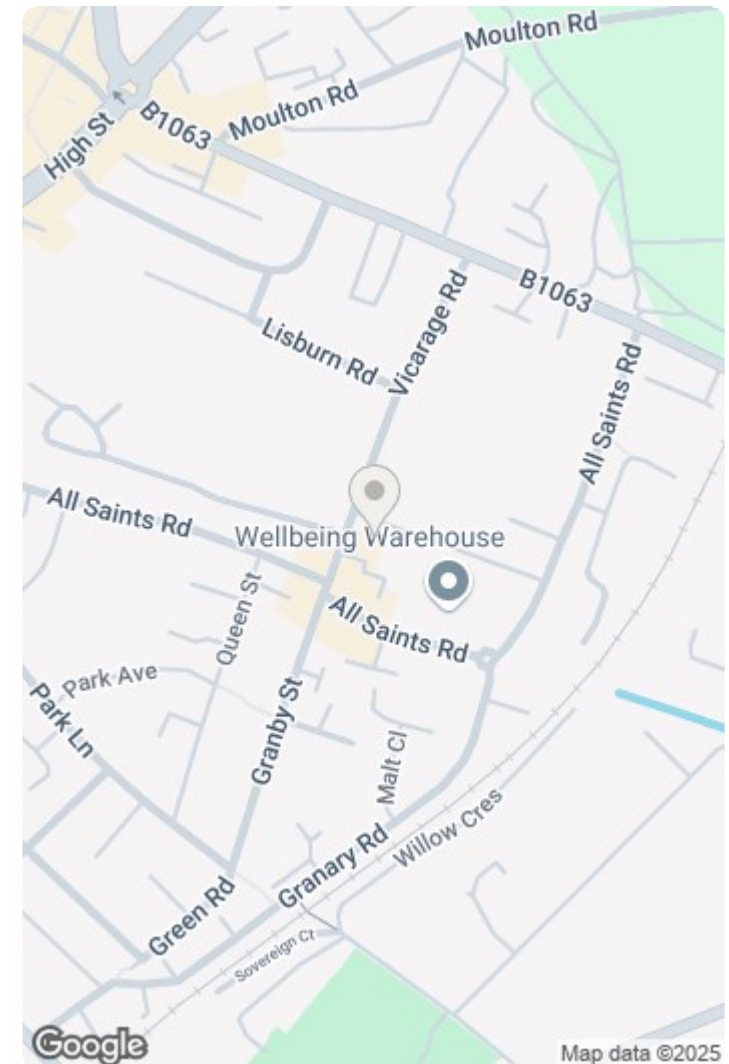
1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



8 NAT FLATMAN STREET, NEWMARKET

TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

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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