



Lisburn Road, Newmarket CB8 8HS

Guide Price £390,000

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A superb period townhouse, hugely improved and offering some delightful character, located in the heart of this famous horseracing town.

Oozing with charm and striking features, this property offers accommodation to include entrance hall, kitchen/breakfast room, two reception rooms, cloakroom, four bedrooms and family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed and mainly south facing rear garden.

Viewing highly recommended.

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Entrance Hall

Generous entrance hall with exposed wooden flooring. Radiator. Doors to built-in storage cupboard and cloakroom. Opening to family room and kitchen. Stairs to first floor.

Kitchen 15'8" x 9'6" (4.8m x 2.9m)

Modern Shaker style kitchen with range of matching eye and base level cupboards with wooden worktop over. Inset ceramic sink and drainer with mixer tap over. Integrated dishwasher. Integrated washing machine. Space and connection for gas range cooker. Space for fridge/freezer. Attractively tiled splashbacks. Flagstone flooring. Radiator. French doors to rear garden. Opening to entrance hall.

Family Room 11'1" x 9'6" (3.4m x 2.9m)

Delightful family room with window to rear aspect. Built-in shelving to alcoves. Exposed wooden flooring. Radiator. Door to sitting room. Opening to entrance hall.

Sitting Room 11'9" x 11'5" (3.6m x 3.5m)

Beautifully presented sitting room with bay window to front aspect. Feature fireplace with tiled surround, mantel and tiled hearth. Exposed wooden floor. Radiator. Door to family room.

Cloakroom

Contemporary white suite comprising low level, concealed cistern, W.C. and hand basin with mixer tap over and built-in cabinet under. Ladder radiator. Flagstone flooring. Door to entrance hall.

Landing

Light, split landing with doors to three bedrooms and bathroom. Radiator. Stairs leading to 2nd landing and ground floor.

Bedroom 1 13'5" x 11'9" (4.10m x 3.60m)

Spacious double room with dual windows to front aspect. Built-in wardrobes. Exposed wooden flooring. Radiator. Door to landing.

Bedroom 2 10'9" x 9'10" (3.30m x 3.00m)

Spacious double room with feature fireplace with attractive surround and mantel. Exposed wooden flooring. Dual windows to front aspect. Radiator. Door to landing.

Bedroom 4 12'9" x 9'6" (3.90m x 2.90m)

Well proportioned room with window to rear aspect. Radiator. Door to landing.

Bathroom

Contemporary bathroom, white suite comprising low level W.C. inset hand basin with mixer tap over and built-in cabinet under, generous walk-in shower and free standing bath with mixer tap and shower attachment over. Tiled to wet areas. Exposed wooden flooring. Window to side aspect. Door to landing.

2nd Landing

Door to bedroom 3. Stairs leading to first floor.

Bedroom 3 14'1" x 13'9" (max) (4.30m x 4.20m (max))

Spacious double bedroom with window to rear aspect. Radiator. Door to 2nd landing.

Outside - Front

Enclosed frontage mainly laid to gravel with a planted border. Slate tile pathway leading to attractive storm porch.

Outside - Rear

South facing, private rear courtyard garden with faux grass area and patio. Seating area with pergola over. Timber shed. Access gate to rear. French doors leading to kitchen.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Mid-Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 113 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

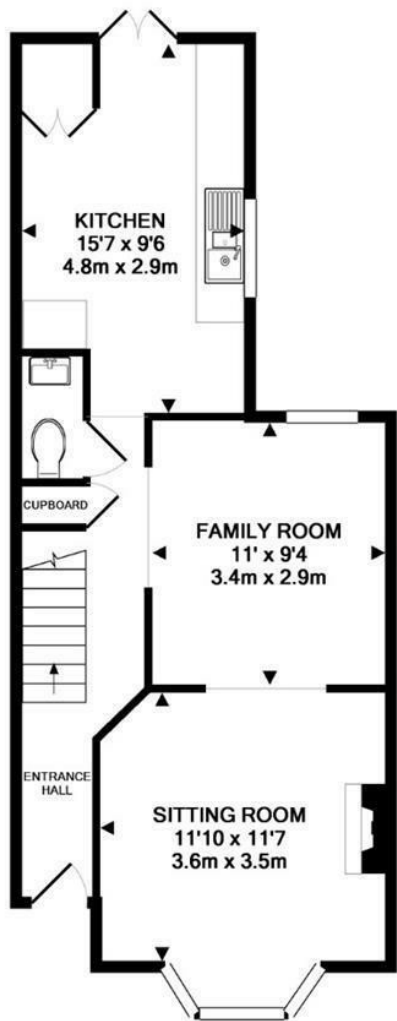
Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps

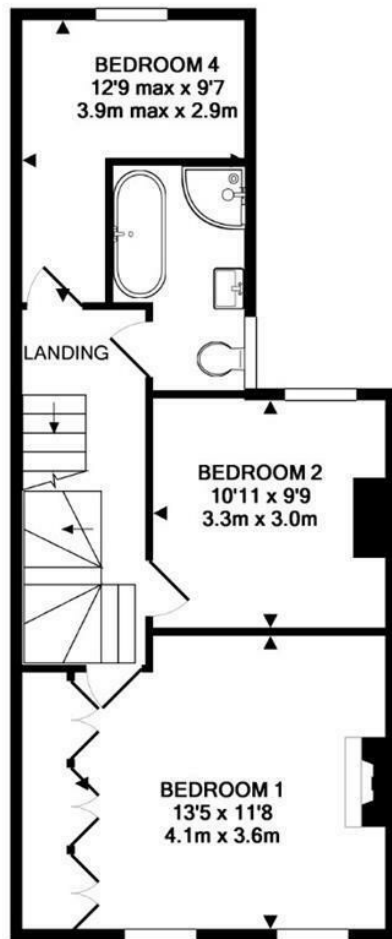
download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

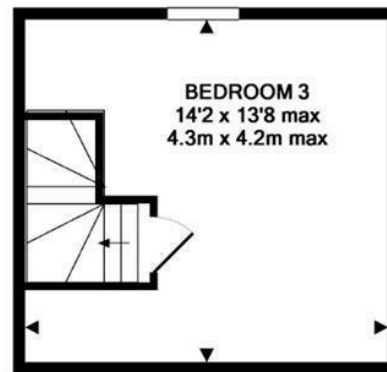
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(46.0 SQ.M.)



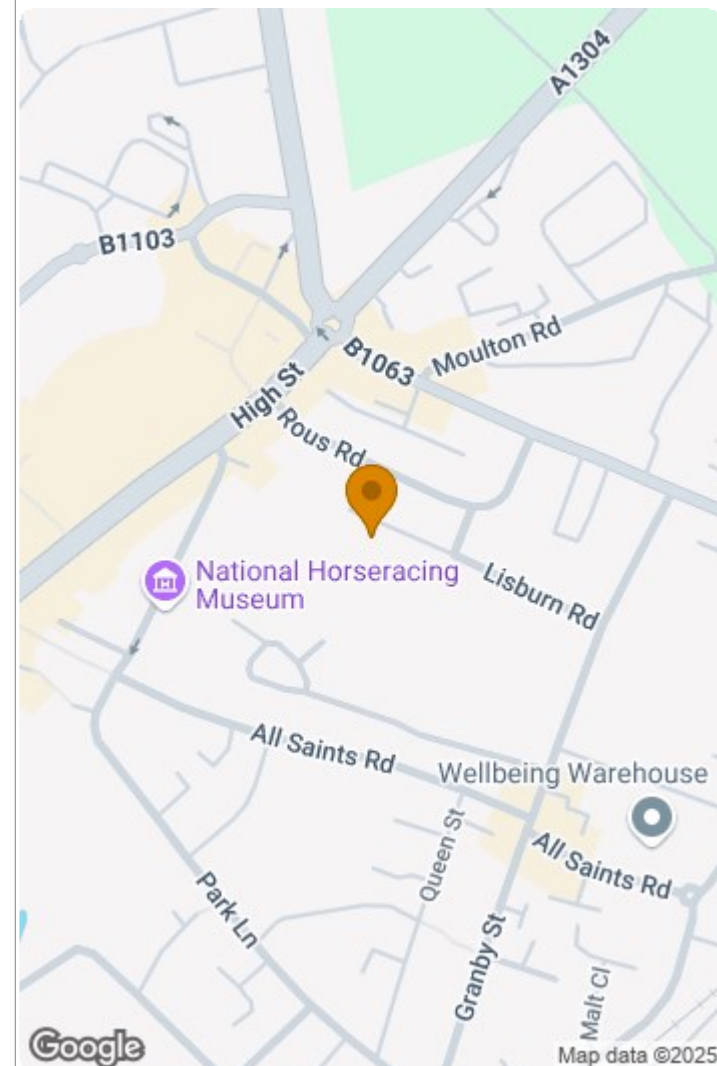
1ST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 223 SQ.FT.
(20.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1201 SQ.FT. (111.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

