



5 Falmouth Street
Newmarket, Suffolk CB8 0LE
Offers Over £270,000

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A charming Victorian cottage set within this quiet and highly regarded road and in walking distance of an appealing mix of shops and restaurants.

Boasting many period features, this property offers two reception rooms, refitted kitchen, refitted bathroom and three generous size bedrooms. Benefiting from gas heating and double glazing.

Externally the property offers a sizeable rear courtyard garden.

About Newmarket:

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.

Living Room 12'4" x 12'9" (3.77 x 3.90)

Good sized living room with featured log burner, TV connection point, display shelving and storage cupboard, laid wooden flooring, radiator, window to the front aspect and opening through to the:

Inner Hallway

With staircase rising to the first floor and door through to the:

Dining Room 11'0" x 10'2" (3.36 x 3.10)

With radiator, window to the rear aspect and door through to the:

Kitchen 10'9" x 6'10" (3.30 x 2.10)

Fitted with a range of matching eye and base level storage units, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over. Space and plumbing for a oven, fridge and washing machine. Tiled splashback areas, window to the side aspect and door through to the:

Hallway

Storage and side external door. Door through to the:

Bathroom

Three piece bathroom suite comprising a concealed WC, pedestal hand basin, panelled bath with wall mounted shower, radiator and obscured window to the side aspect.

First Floor Landing

With storage cupboard and access to the bedrooms.

Bedroom 1 10'7" x 12'9" (3.24 x 3.90)

Double bedroom with storage cupboard, radiator and window to the front aspect.

Bedroom 2 9'10" x 7'2" (3.00 x 2.19)

With radiator and window to the rear aspect

Bedroom 3 10'9" x 6'10" (3.30 x 2.10)

With radiator and window to the rear aspect

Outside

Enclosed courtyard style garden with rear pedestrian gate.

Property Information:

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 80 SQM

Parking - N/A

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available,

1800Mbps download, 220Mbps upload

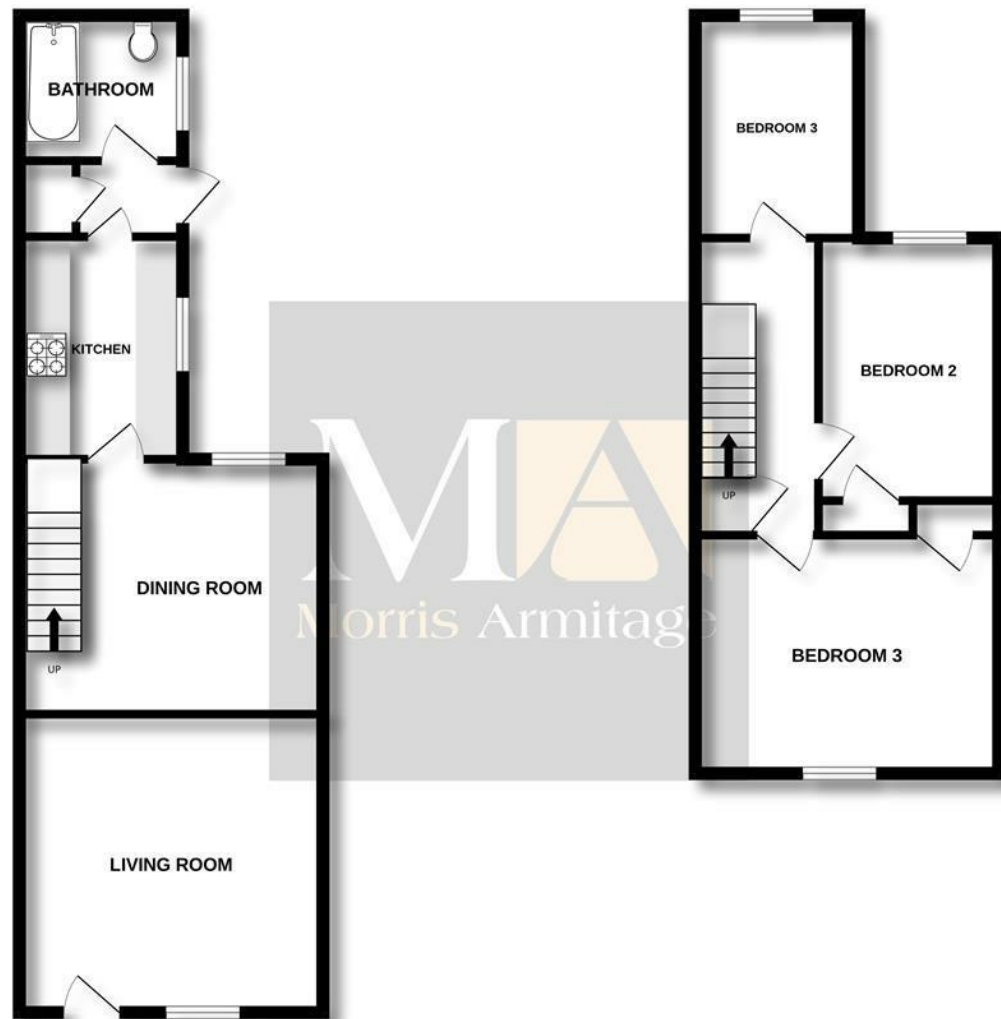
Mobile Signal/Coverage - Ofcom

advise likely/limited on all networks

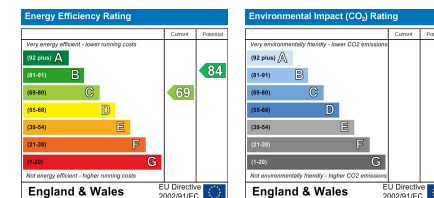
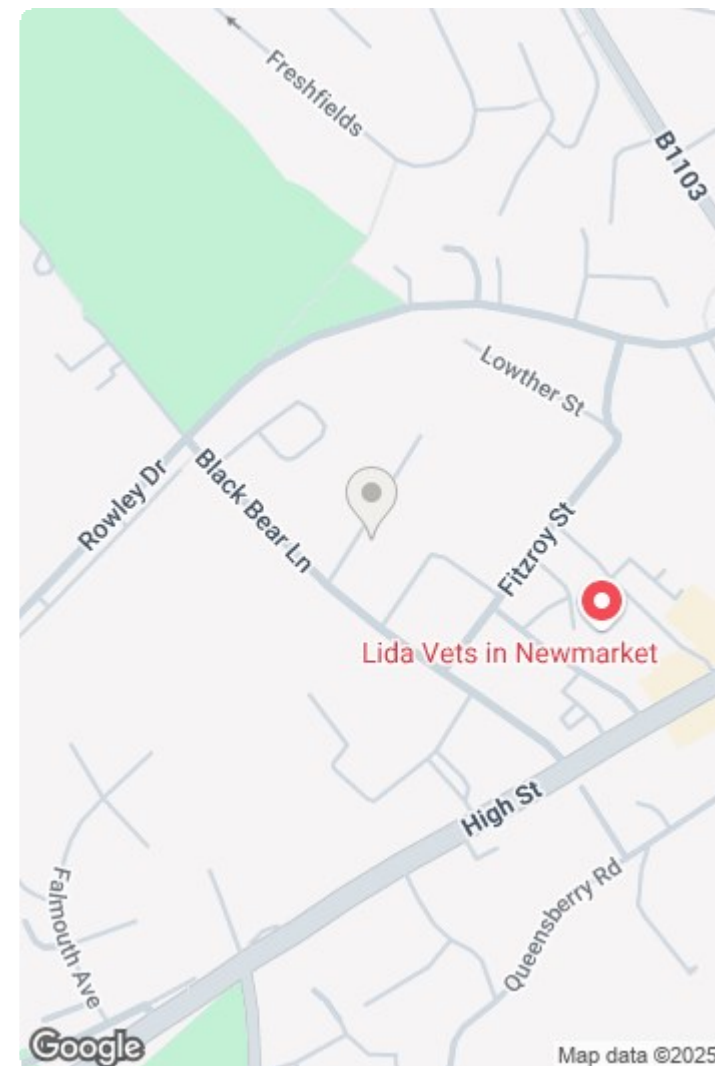
Rights of Way, Easements, Covenants

- 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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