



Nat Flatman Street, Newmarket CB8 8HW

Guide Price £275,000

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A charming and surprisingly spacious Victorian cottage set in the heart of the town and within easy walking distance of an appealing mix of restaurants & railway station.

Offering sizeable rooms throughout, this property boasts accommodation to include entrance hall, living room/dining room, refitted kitchen, utility room, cloakroom, three bedrooms and a first floor bathroom/wet room. Benefiting from double glazing and gas fired heating.

Externally, the property offers a fully enclosed courtyard style rear garden.

No chain.

Entrance Hall

With door leading to the lounge/dining room. Stairs leading to the first floor.

Kitchen 13'5" x 9'1" (4.09m x 2.79m)

Modern fitted kitchen with a range of matching base and eye level cupboards with granite worktop over. Inset sink with mixer tap over. Integrated oven with gas hob and stainless steel extractor above. Attractively tiled splashbacks. Space for fridge/freezer. LVT wood flooring. Opening to dining room. Window to the side aspect. Half glazed door to the rear garden. Door to utility room.

Utility Room

Modern fitted kitchen with a range of matching base level cupboards with granite worktop over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for dishwasher and washing machine. LVT wood flooring. Ladder radiator. Window to the rear aspect. Doors to the kitchen and cloakroom.

Lounge/Dining Room 24'6" x 11'0" (7.49m x 3.36m)

Well presented, spacious living room with feature fireplace with ornate wood surround with mantel and attractively tiled inner surround. Built-in cupboards and shelving to the alcoves. Generous dining area. Windows to the front and rear aspects. LVT wood flooring throughout. Doors leading to the kitchen and entrance hall.

Cloakroom

White suite comprising low level W.C. and handbasin. Obscured window. Door to the utility room.

Landing

With doors leading to all bedrooms and wet room. Stairs leading to the ground floor.

Bedroom 1 12'6" x 12'0" (3.82m x 3.68m)

Spacious double bedroom with built-in wardrobes and storage cupboards. Window to the front aspect. Radiator. Door to landing.

Bedroom 2 12'0" x 8'3" (3.68m x 2.53m)

Well proportioned room with built-in wardrobe. Radiator. Window to rear aspect. Door to landing.

Bedroom 3 9'1" x 7'9" (2.79m x 2.38m)

Charming room with window to the rear aspect. Wooden flooring. Door to landing.

Wet Room

Contemporary wet room with white suite comprising low level W.C., pedestal hand basin with mixer tap over and wall mounted shower. Obscured window. Door leading to landing.

Outside - Rear

Charming courtyard garden with contemporary pergola seating area. Paved pathway leading to kitchen door. Access gate to the rear.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 93 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

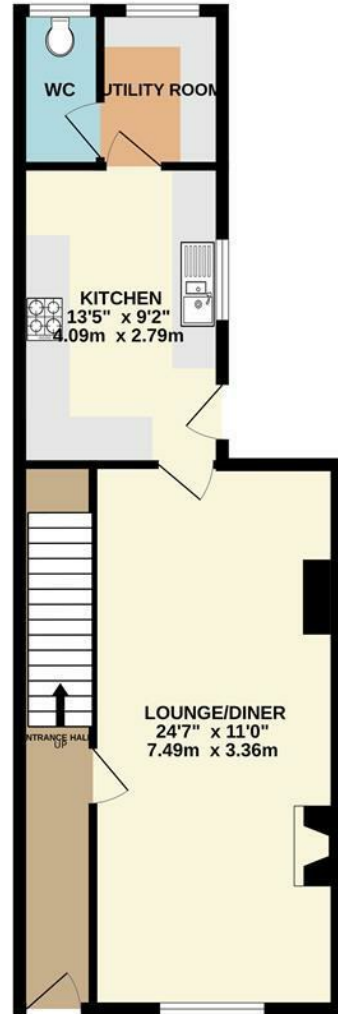
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

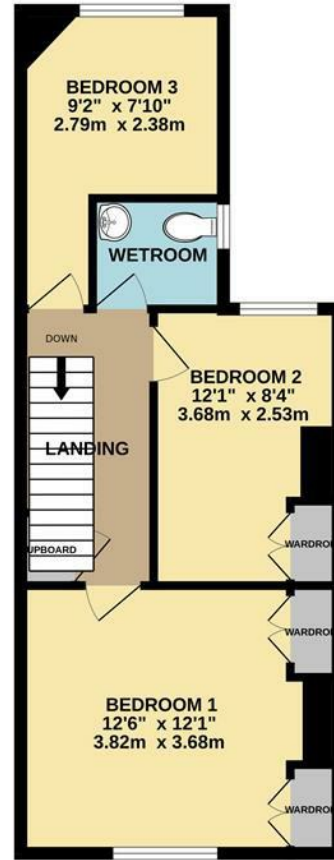
Location

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.

GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.

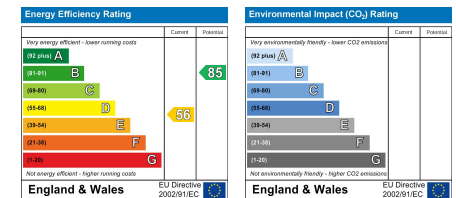
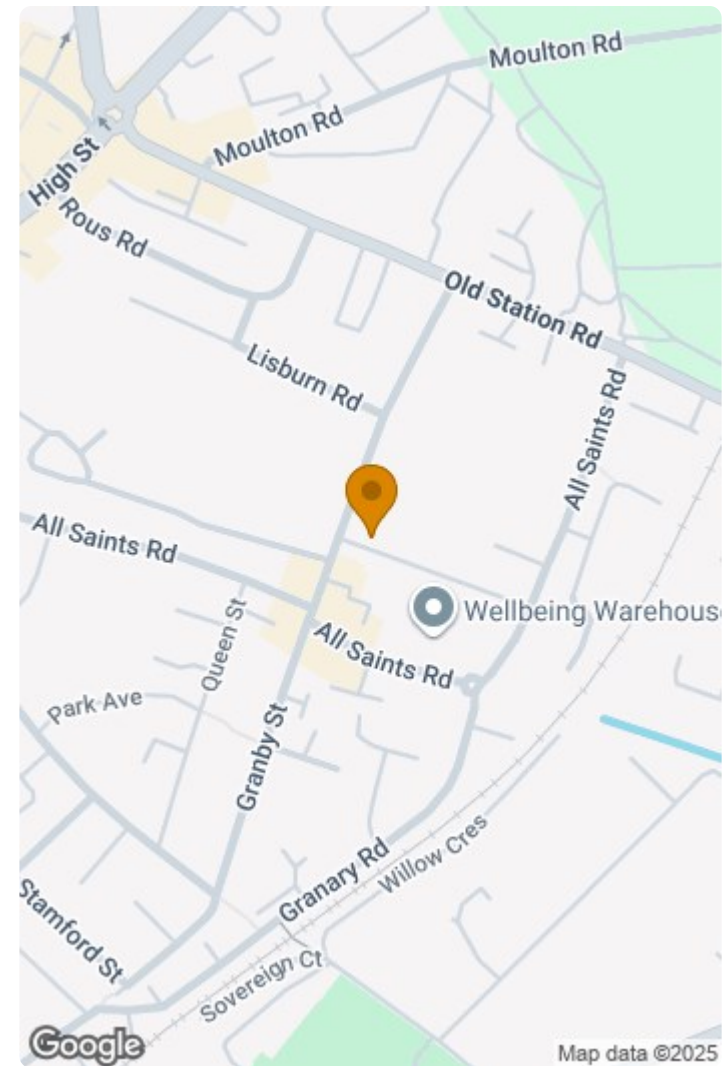


1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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 is given as to their operability or efficiency can be given.
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