



Nat Flatman Street, Newmarket CB8 8HW

Guide Price £230,000

MA
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Nat Flatman Street, Newmarket, Suffolk CB8 8HW

A charming period cottage set within this popular residential area and set within walking distance of all local amenities.

This property boasts accommodation to include living room/dining room, kitchen, bathroom and three bedrooms. Benefiting from gas fired heating and double glazing.

Externally the property offers a courtyard style rear garden.

No chain – viewing recommended.

Sitting/Dining Room

27'0 x 13'3"

Spacious living/dining room with exposed wood flooring throughout. Attractive exposed brick fire place with stone hearth, fitted with a wood burner stove. Dual aspect windows. Radiators. Door leading to the kitchen. Half glazed door leading to the front.

Kitchen

10'7" x 9'1"

Modern fitted kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset electric and stainless steel extractor above. Space for a fridge/freezer. Space and plumbing for dishwasher. Tiled splashbacks. Tiled flooring. Opening to inner hallway. Door to living/dining room. Window to the side aspect. Half glazed door to the rear garden.

Inner Hallway

With built-in cupboard. Door to bathroom. Opening to kitchen. Window to the side aspect.

Bathroom

White suite comprising low level W.C., pedestal hand basin and P-shaped panelled bath with wall mounted shower over. Tiled flooring. Tiled to wet areas. Radiator. Obscured window.

Landing

With doors leading to two of the bedrooms. Stairs leading to the ground floor.

Bedroom 1

11'1" x 9'11"

Generous double bedroom with exposed wooden flooring. Radiator. Window to the front aspect. Door to the landing.

Bedroom 2

8'11" x 7'2"

Double bedroom with window to the rear aspect. Radiator. Built-in cupboard. Doors leading to bedroom 3 and landing.

Bedroom 3

10'0 x 7'2"

Well proportioned room with exposed wooden flooring. Radiator. Window to the rear aspect. Door to leading to bedroom 2.

Attic Room

Space offering a variety of uses. Boarded flooring. Velux window. Ladder stairs leading to bedroom 3.

Outside - Front

Courtyard garden with tiled pathway leading to the front door. Low brick wall to boundary. Access alley way to the rear.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 79 SQM

Parking – On Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

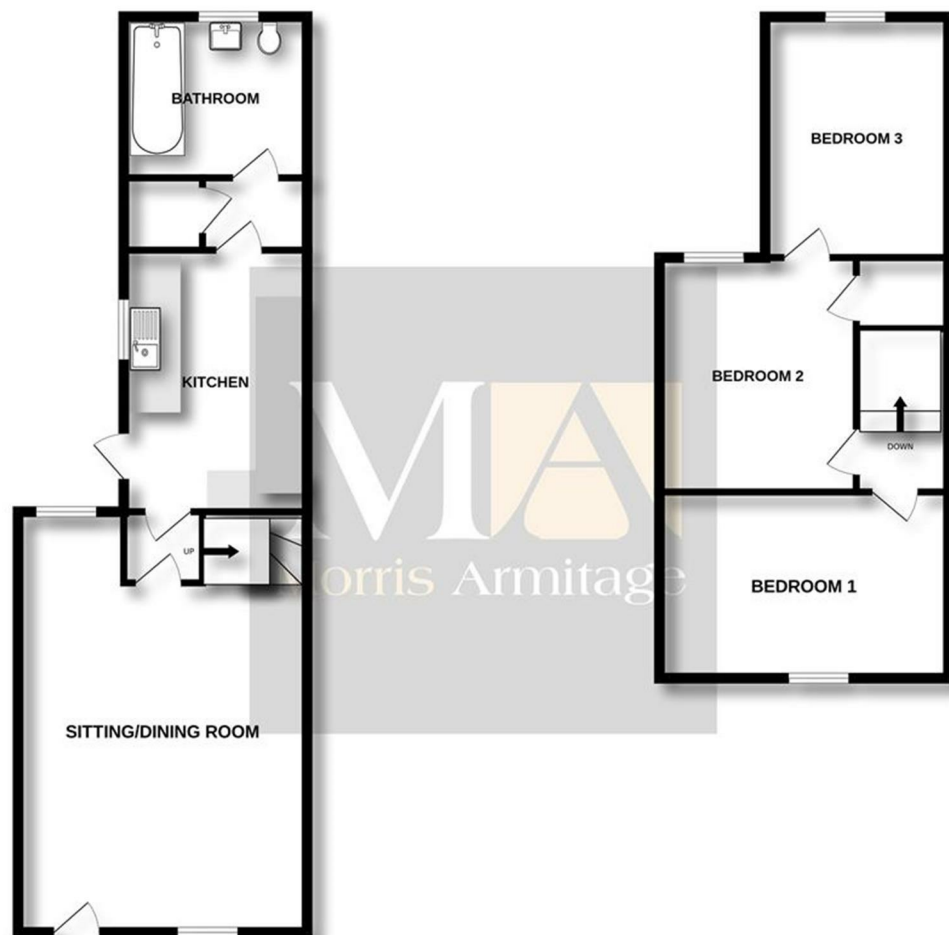
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

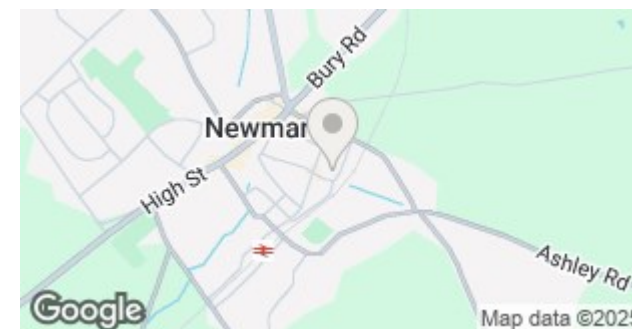
Location

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.



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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- **Charming Terraced House**
- **Open Plan Living/Dining Room**
- **Modern Kitchen**
- **Modern Bathroom**
- **Three Bedrooms**
- **Attic Room**
- **Courtyard Garden**
- **NO CHAIN**
- **Viewing Highly Recommended**



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		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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	

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