



42 Lowther Street  
Newmarket, Suffolk CB8 0JS  
£245,000

**shires**  
residential

Located within a cul de sac close to Newmarket town centre is this 'chain free', two bedroom terraced Victorian home. The property benefits from a new gas radiator central heating system which was installed in 2022. The property has double glazing throughout, mainly to sash windows in keeping with the style of the house. En-suite cloakroom facilities to the main bedroom along with a four piece family first floor bathroom.

#### LOCATION

is a thriving market town and the centre of the horse racing industry. There are excellent shopping facilities, numerous schools, a sports centre, swimming pool and theatre. Cambridge and Bury St Edmunds are easily accessible via the A14 or rail.

Entrance door to

#### LOUNGE

Double glazed sash window to front. Fire place with tiled hearth. Wood effect flooring. Double radiator. Storage cupboard. Door to

#### INNER HALLWAY

Stairs to first floor, door to

#### DINING ROOM

Under stairs storage cupboard. Wood effect flooring. Fire place. Single radiator. Double glazed sash window. Open to

#### KITCHEN

Double glazed window and double glazed door leading to the rear garden. Range of fitted wall and base units with work surfaces over. Tiled floor. Fitted oven and hob. Plumbing for dishwasher and washing machine. Single drainer sink unit. Ideal combination boiler. Stairs to

#### FIRST FLOOR LANDING

Loft access. Doors to both bedrooms.

#### BEDROOM ONE

Double glazed sash window to front. Double radiator. Fire place. Built in double wardrobe. Door to

#### CLOAKROOM

Two piece suite comprising macterating WC and wash hand basin.

#### BEDROOM TWO

Double glazed sash window overlooking the rear garden. Double radiator. Storage cupboard. Door to





#### **BATHROOM**

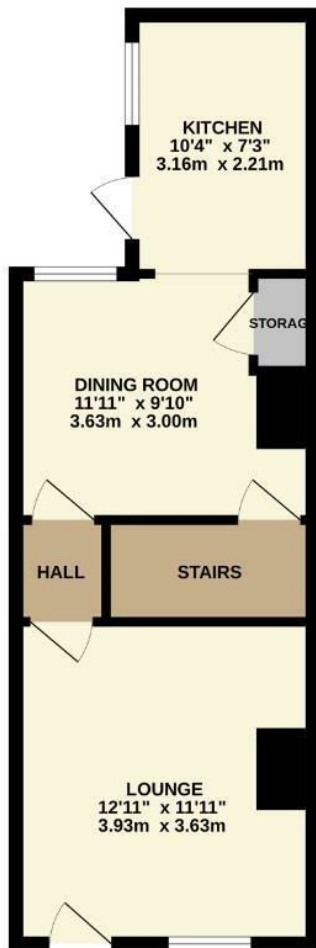
Four piece suite comprising spa bath with mixer taps. Over sized walk in shower cubicle. Close couple WC. Vanity wash hand basin. Vertical heated towel chrome rail. Tiled walls. Double glazed sash window.

#### **OUTSIDE**

To the rear there is a courtyard garden, mainly paved with borders. Outside tap. Outside light. Gate to rear pedestrian access.



GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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