



206 High Street  
Newmarket, Suffolk

DAVID  
BURR





## 206 High Street, Newmarket, Suffolk, CB8 9AP

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

This delightful and surprisingly spacious four-bedroom townhouse is located at the top of town, featuring a charming and mature rear garden. Packed with character, the property showcases high ceilings and a variety of original, ornate details. The accommodation includes an entrance hall, sitting/dining room, kitchen/breakfast room, cellar, four bedrooms and two bathrooms. The rear garden offers a peaceful outdoor retreat.

### A spacious four-bedroom townhouse offering close to 1,900 sq.ft of accommodation.

#### Ground Floor

**ENTRANCE HALL** Entering in through two broad and original doors, stairs rising to the first floor and an understairs cupboard.

**SITTING / DINING ROOM** A large open space with a bay-window to front aspect and further window to rear. The gas fireplace has a stone hearth and timber mantel.

**KITCHEN / BREAKFAST ROOM** With fitted kitchen units with worktops over and an inset double sink and drainer. Integrated cooker and hob with further space and plumbing for other freestanding appliances. Tiled floor and window to rear aspect.

**CLOAKROOM** Fitted with a wash hand basin, WC and window to side aspect.

**CELLAR** Presented in three sections with electricity and water supplies.

#### First Floor

**LANDING** Presented on multiple levels with a window to side aspect and fitted storage.

**BEDROOM 1** Bay window to front aspect and a further window to front. Fitted wardrobes and an original fireplace with a cast iron mantel.

**BEDROOM 3** Window to rear aspect and fitted wardrobe.

**BEDROOM 4** With a cast iron original feature fireplace and window to rear aspect.

**BATHROOM** Extensively tiled with a bath, wash hand basin, heated towel rail, window to side aspect and a separate WC.

#### Second Floor

**LANDING** Staggered level with fitted storage.

**BEDROOM 2** Window to front aspect and a cast iron feature fireplace.

**SHOWER ROOM** Fitted with a shower cubicle, wash hand basin, WC, eaves storage and a Velux window.



## Outside

The rear garden is predominately lawned with a paved terrace and a wonderful selection of established shrubs, plants and trees.

## Material Information

**SERVICES** Gas fired central heating to radiators. Mains water, gas, electricity and drainage. **Note:** none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX:** Band C (£1,960.82 per annum).

**TENURE:** Freehold.

**EPC RATING:** Band E.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1800 mbps download, up to 100 mbps upload.

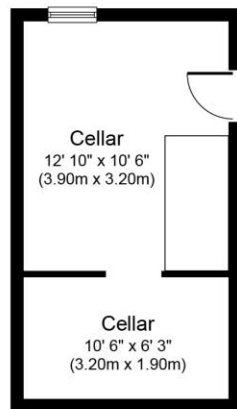
**Phone Signal:** Likely with all major providers.

**WHAT3WORDS:** bulbs.worry.holidays

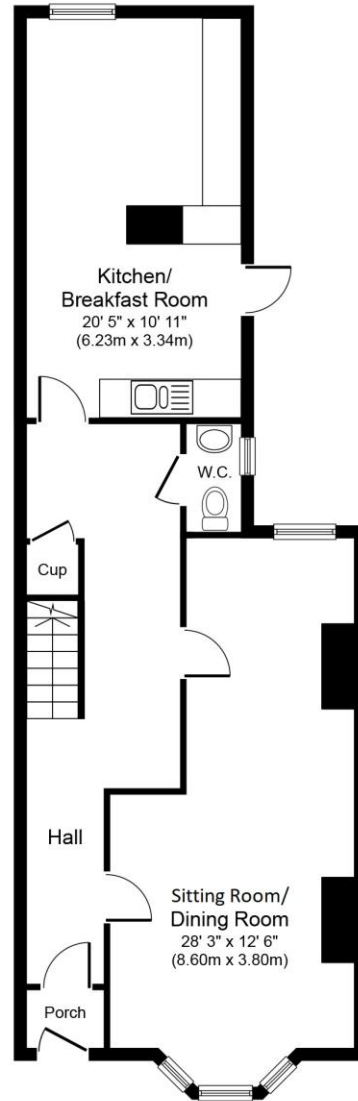
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

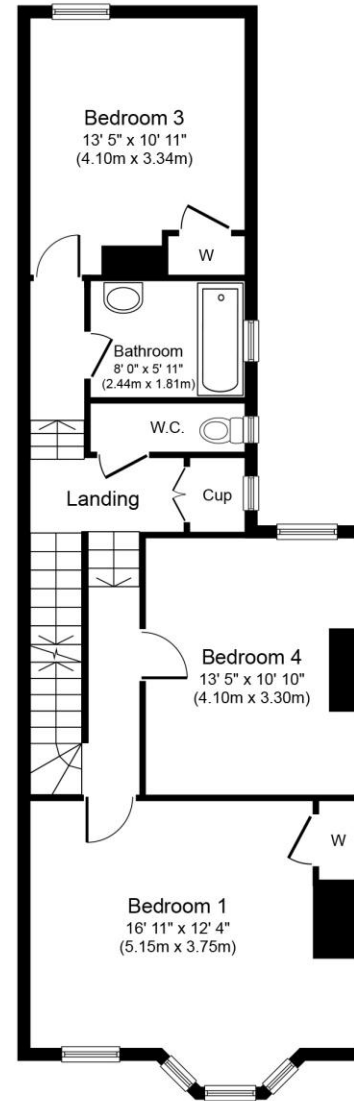




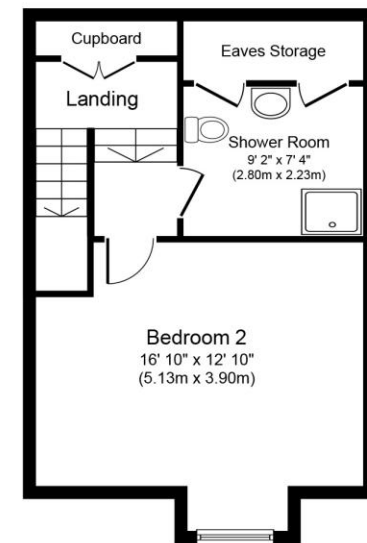
**Cellar**  
**Approximate Floor Area**  
**205 sq. ft.**  
**(19.0 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**743 sq. ft.**  
**(69.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**743 sq. ft.**  
**(69.0 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**409 sq. ft.**  
**(38.0 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



