



**7 Brazilian Terrace,  
Newmarket, Suffolk**

**DAVID  
BURR**



# 7 Brazilian Terrace, Newmarket, Suffolk, CB8 0JU

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.

Situated just off the High Street, this updated Victorian two-bedroom home offers in excess of 900 sq. ft. of well-laid-out living space. Recently improved by the current owner, it presents an excellent opportunity for first-time buyers or investors. The property enjoys a central location close to local amenities and benefits from a private, low-maintenance courtyard garden.

## A spacious and recently updated two-bedroom Victorian terrace property close to the town's high street and all its amenities.

### Ground Floor

**ENTRANCE HALL** With wooden double doors leading into the sitting/dining room as well as stairs rising to the first floor.

**SITTING/DINING ROOM** An open plan and versatile space with an attractive bay window at the front with shutter blinds fitted, as well as an attractive feature fireplace. With further window overlooking the rear courtyard and a door leading to:

**KITCHEN** A modern, refitted kitchen featuring a range of matching base and wall units with worktops and an inset sink with mixer tap, positioned beneath a window overlooking the rear courtyard. Integrated appliances include a double electric oven, four-ring hob with extractor, fridge/freezer, dishwasher, and washing machine. The kitchen also benefits from a pantry cupboard and a door providing access to the rear garden.

### First Floor

**LANDING** With loft access and doors leading to the two bedrooms and bathroom.

**BEDROOM 1** A spacious double bedroom with ample built-in wardrobes, a feature fireplace and window overlooking the front aspect.

**BEDROOM 2** A further double bedroom with window overlooking the rear courtyard.

**BATHROOM** Beautifully renovated, the bathroom includes a soaking tub, a fully tiled walk-in shower, WC, and hand wash basin. Feature wall panelling adds character, and a rear-facing window provides natural light.

### Outside

The property is located just a short walk from the town centre and its wide range of amenities. It's approached via a pathway with a low-level front wall, and the rest of the frontage is paved.

The low-maintenance rear garden is also fully paved, offering a good level of privacy, along with a timber shed for storage and gated access to Doris Street.

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## Material Information

**SERVICES** Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**EPC** Band E.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND B.** (£1,801.18 per annum)

**TENURE** Freehold.

**CONSTRUCTION TYPE** Standard brick construction under slate roof.

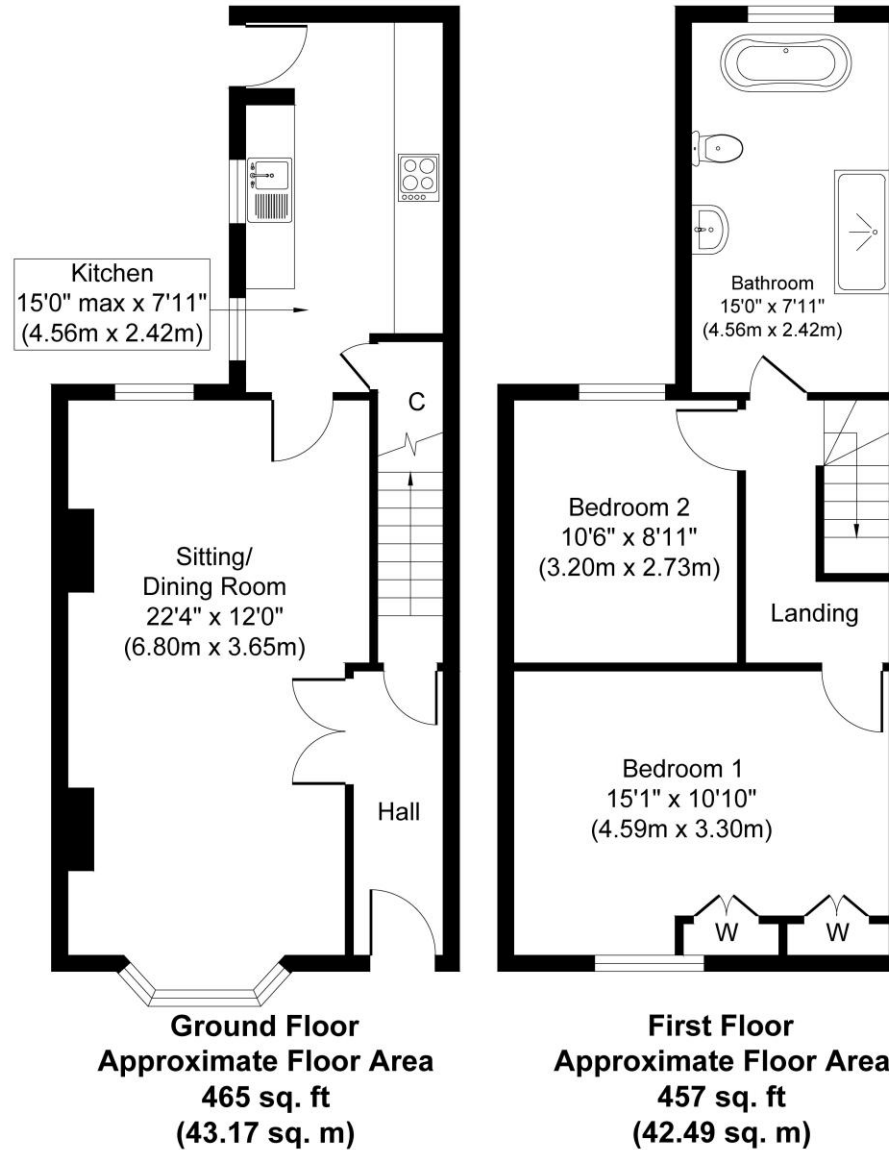
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** rift.nasal.rigs

**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.





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

