



Lowther Street, Newmarket, Suffolk

Pocock + Shaw

19 Lowther Street  
Newmarket  
Suffolk  
CB8 0JS

An exceptional 2 bedroom Victorian terraced home, sympathetically extended and standing in sought after residential area backing on to an open green area. The house is beautifully presented throughout with considerable character including a stunning open plan kitchen and dining area, a charming living room and 2 bedrooms and a modern bathroom on the first floor. Features include new replacement period style windows gas heating and a landscaped South facing garden.

Guide Price £270,000



**Location** Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

**Accommodation Living room** with a feature fireplace with a tiled hearth and surround, fitted cupboards and shelving, herringbone parquet wood flooring.

**Kitchen/dining room** an exceptional open plan room with stairs leading to the first floor, herringbone parque wood flooring, kitchen area with a range of modern fitted base and wall mounted units, oak worktops and upstands, integrated oven and grill with 4 burner gas hob, glass splash back and extractor hood over, island with oak top, recessed deep ceramic sink with mixer tap, cupboard storage, and breakfast bar, exposed feature brickwork, roof light, recessed ceiling lighting, high slit window and door leading to the garden.

**First floor**

**Landing**

**Bedroom 1** with a built in cupboard and feature panelling.

**Bedroom 2** with 2 built in cupboards.

**Bathroom** with a modern suite comprising a bath with a mixer tap and shower over, hand basin with storage under, low level WC, tile effect flooring.

**Outside** To the rear is a landscaped low maintenance South facing garden with a block paved seating area, artificial lawn and a pedestrian gate to the rear.

**Tenure** The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 19Mbps, Superfast 100Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

**Council Tax** B West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





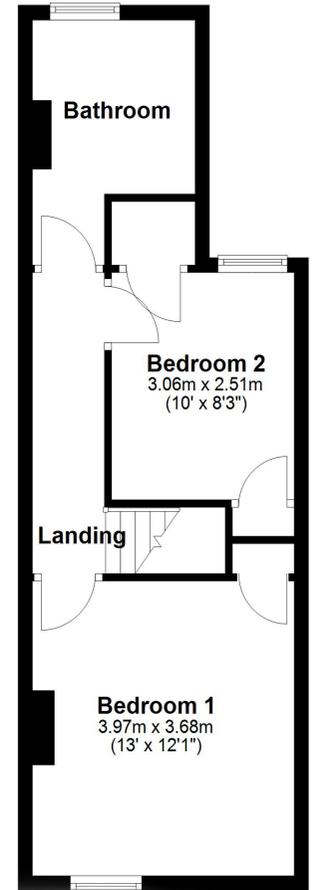
### Ground Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



Total area: approx. 79.6 sq. metres (856.5 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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