



**Nat Flatman Street, Newmarket CB8 8HW**

**Guide Price £245,000**

**MA**

Morris Armitage

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## Nat Flatman Street, Newmarket CB8 8HW

A charming bay-fronted Victorian cottage set within the town centre and in striking distance of the railway station and High Street.

Oozing with character and period features, this property boasts accommodation to include living room, dining room, refitted kitchen, two good size bedrooms and a first floor bathroom.

Externally the property offers an oversized garden and extensive decking area providing a lovely addition to this delightful property.

### Living Room 11'5" x 11'1" (3.5 x 3.4m)

With bay window to front aspect, feature fireplace, radiator.

### Inner Hallway

With stairs rising to first floor.

### Dining Room 11'1" x 10'2" (3.4 x 3.1m)

With feature fireplace, window to rear aspect, under stairs storage, radiator and opening to:

### Kitchen 13'5" x 6'6" (4.1 x 2.0m)

Fitted with a range of matching eye and base level storage units, stainless steel sink with mixer tap over. Integrated electric oven and hob, space and plumbing for washing machine, radiator, window and door to side aspect.

### First Floor Landing

With door to bedrooms and bathroom.

### Bedroom 1 11'5" x 11'1" (3.5 x 3.4m)

With window to front aspect, built in cupboard, radiator.

### Bedroom 2 10'2" x 7'10" (3.1 x 2.4m)

With window to rear aspect, radiator.

### Bathroom 10'2" x 6'2" (3.1 x 1.9m)

With low level WC, pedestal wash basin, bath with shower over, airing cupboard, window to side aspect, radiator.

### Outside

Rear garden is laid mainly to lawn with a patio area, decking area, timber shed and gated access.

### Property Information

EPC - D

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 - 62 SQM

Parking - On Road

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - FTTC

Broadband Type - Ultrafast

available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom

advise good on all networks

Rights of Way, Easements, Covenants

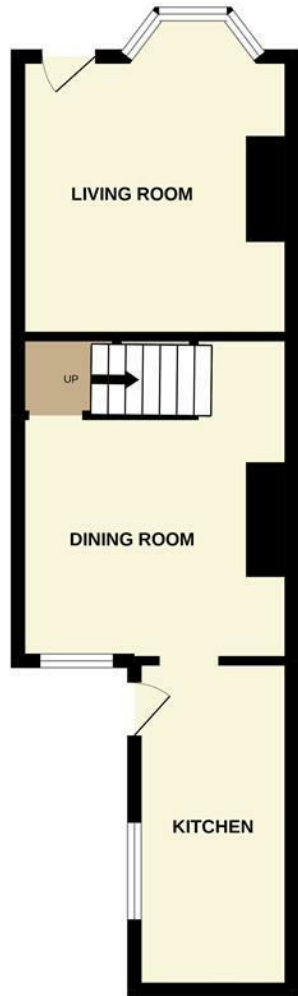
- None that the vendor is aware of

### Location

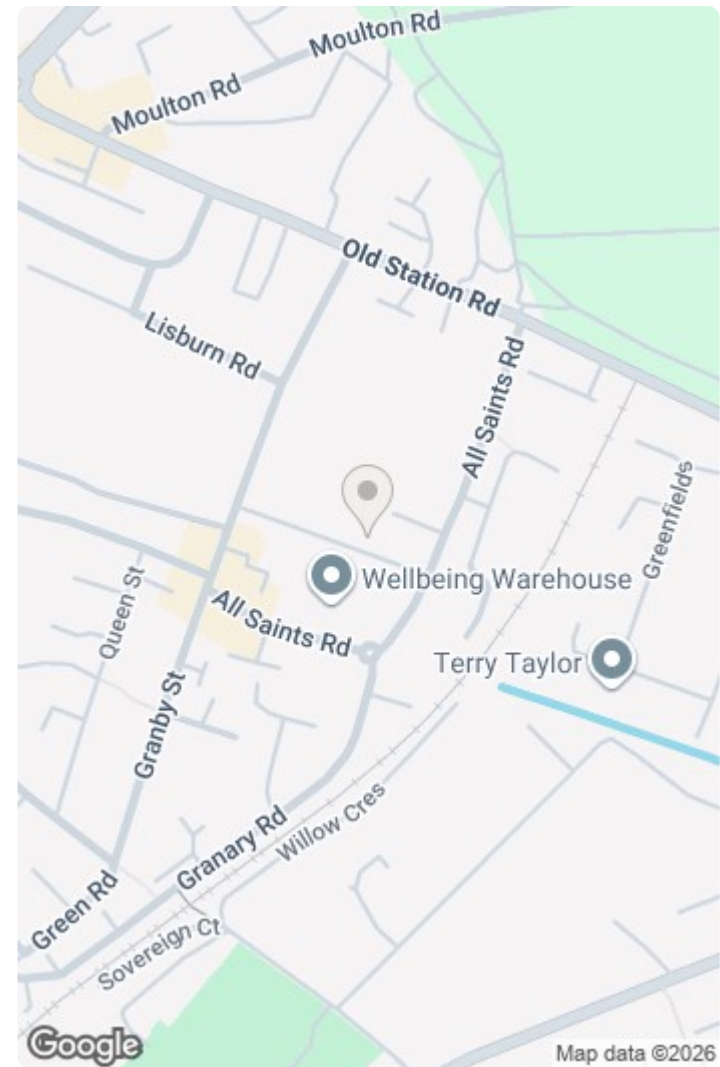
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include 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 15 miles from Bury St Edmunds, and roughly 40 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.



GROUND FLOOR



1ST FLOOR



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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
A		89	A
B			B
C			C
D		63	D
E			E
F			F
G			G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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