



**Queen Street
Newmarket CB8 8EX
Guide Price £285,000**

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

This extensively renovated two-bedroom terraced property, finished to an exceptionally high standard, is conveniently located near the town centre.

Offered for sale in immaculate condition, the current owners have spared no expense in enhancing this home. The accommodation includes an open-plan kitchen/dining room with a contemporary fitted kitchen, a cloakroom, two bedrooms, and a stylishly refitted four-piece bathroom. Additional improvements include replacement double-glazed windows and a newly installed gas central heating system.

Outside, there is an beautifully designed courtyard-style rear garden providing a fantastic area for tables and chairs.

Properties in such excellent condition are rarely available. Viewing is highly recommended.

Kitchen 10'4" x 6'8" (3.17m x 2.05m)

Beautiful, contemporary kitchen with a range of eye and base level cupboards with composite work top over. Built-in eye level oven. Inset electric hob with discreet extractor over. Inset sink with mixer tap over. Integrated fridge/freezer. Window overlooking side aspect. Door leading to cloakroom. Opening leading to living/dining room. Modern flat panel vertical radiator.

Cloakroom

Modern cloakroom with white suite comprising of low level W.C and hand basin with mixer tap over. Window overlooking rear aspect. Door to kitchen.

Living/Dining Room 22'0" x 11'8" (6.72m x 3.58m)

Spacious, contemporary living/dining room with attractive wooden plank vinyl flooring throughout. Attractive brick fireplace with brick hearth, currently fitted with gas effect fire. Stairs to first floor. Opening to

kitchen. Radiator. Fully glazed door to rear garden. Door to front.

Landing

Doors leading to all 1st floor rooms.

Bedroom 1 11'10" x 10'8" (3.61m x 3.26m)

Generous double bedroom with window over looking front aspect. Door to landing. Radiator.

Bedroom 2 10'9" x 6'4" (3.28m x 1.95m)

Good size single bedroom with window overlooking rear aspect. Door to landing. Radiator.

Bathroom

Contemporary bathroom with white suite comprising of concealed cistern low level W.C., wall mounted hand basin with mixer tap over and built-in vanity unit under and bath with mixer tap and shower attachment over. Ladder style radiator. Attractively tiled throughout. Window overlooking rear aspect.

Outside - Rear

Attractive courtyard garden with raised beds. Pathway leading from living/dining room. Gate to rear access.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid-terrace

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 63 SQM

Parking - On Street

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

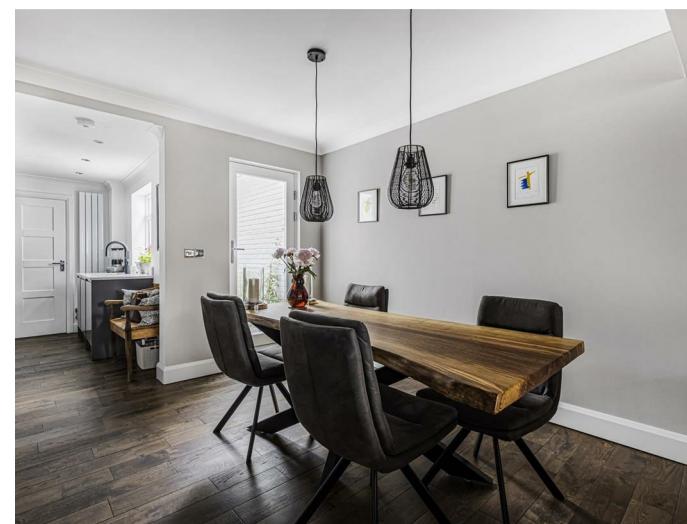
Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good

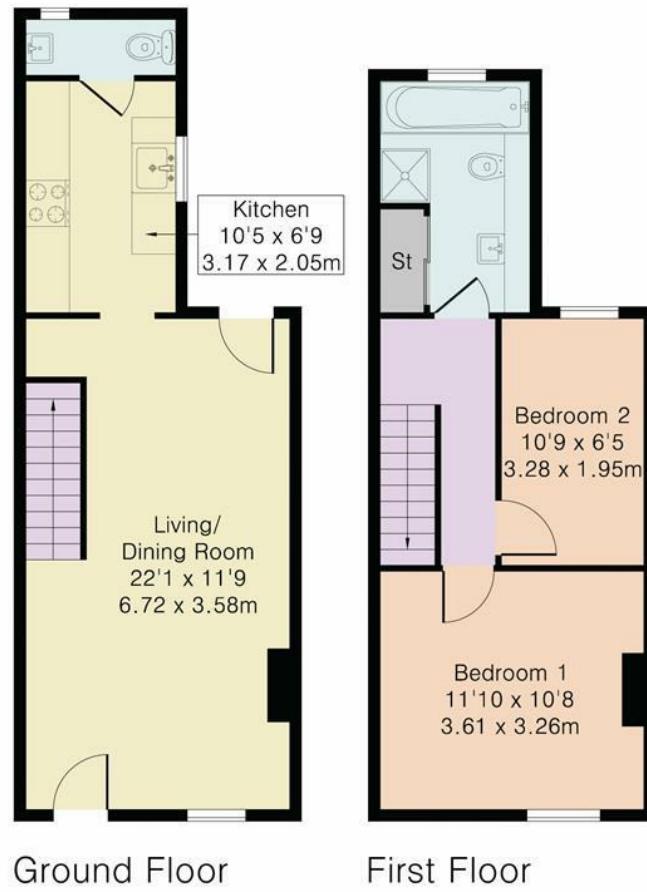
Rights of Way, Easements, Covenants - None that the vendor is aware of



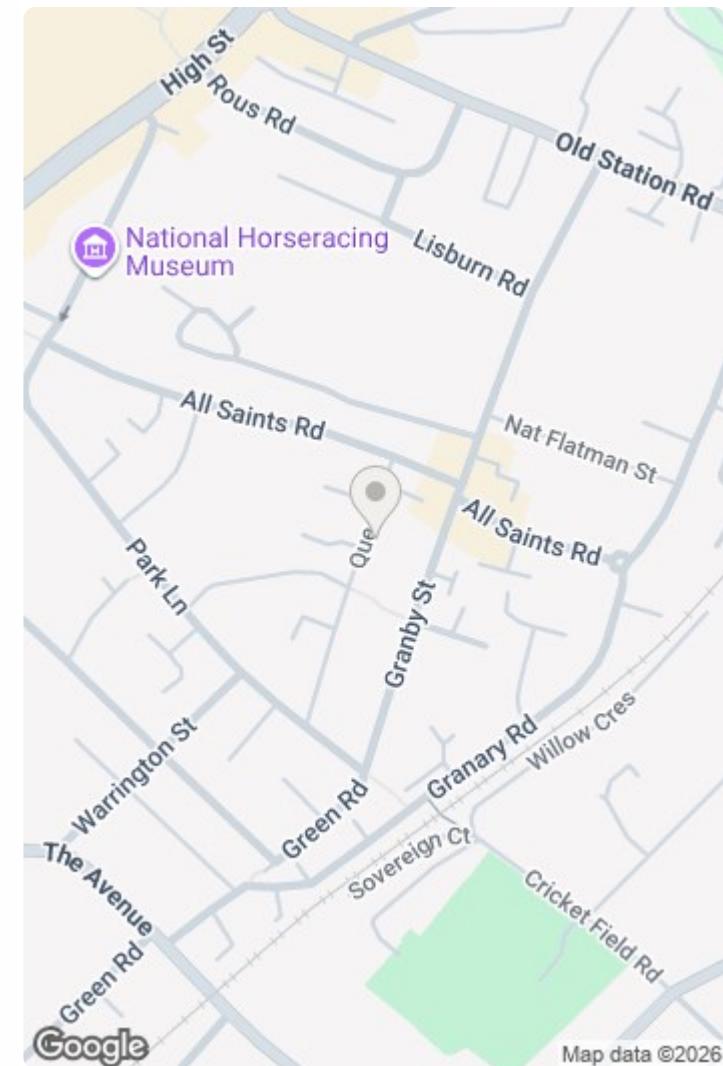
Approximate Gross Internal Area 684 sq ft – 64 sq m

Ground Floor Area 351 sq ft – 33 sq m

First Floor Area 333 sq ft – 31 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Google



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(70-80) C			70
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

