



Lowther Street, Newmarket CB8 0JS

Offers Over £215,000

MA
Morris Armitage

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Lowther Street, Newmarket CB8 oJS

A delightful, terraced Victorian cottage just off the High Street in Newmarket that is available with no chain.

Newmarket is a busy town with a full range of amenities and is commutable to Cambridge by road and rail.

Accommodation includes a living room, dining room, kitchen, two bedrooms and a bathroom.

Externally, there is a sunny courtyard garden.

Must be seen to be fully appreciated.

Living Room

Charming living room with feature fireplace with exposed brick surround, tiled hearth and mantel. Built-in cupboard to one of the alcoves. Exposed wooden floorboards. Window to the front aspect. Radiator. Doors leading to the front and inner hall.

Inner Hall

With doors leading to the living room and dining room. Stairs leading to the first floor landing.

Dining Room

Delightful dining room with exposed wooden floorboards. Radiator. Window to the rear aspect. Doors leading to both the kitchen and inner hall.

Kitchen

Fitted with a range of eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset electric hob and extractor above. Space for fridge/freezer. Window to the rear aspect. Doors leading to the dining room and rear courtyard.

Landing

With doors leading to all bedrooms. Stairs leading to the inner hall.

Bedroom 1

Spacious doubled bedroom with window to the front aspect. Feature fireplace with

ornate white surround and mantel. Built-in wardrobe. Radiator. Door leading to the landing.

Bedroom 2

Spacious bedroom with window to the rear aspect. Built-in wardrobe. Radiator. Doors leading to the bathroom and landing.

Bathroom

Generous bathroom with white suite comprising low level W.C., pedestal handbasin and freestanding bath. Tiled to wet areas. Window to the rear aspect. Door leading to bedroom 2.

Outside

Sunny courtyard garden with access gate to the rear. Brick built outbuilding, offering a variety of uses. Door leading to the kitchen.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Victorian Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 73

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

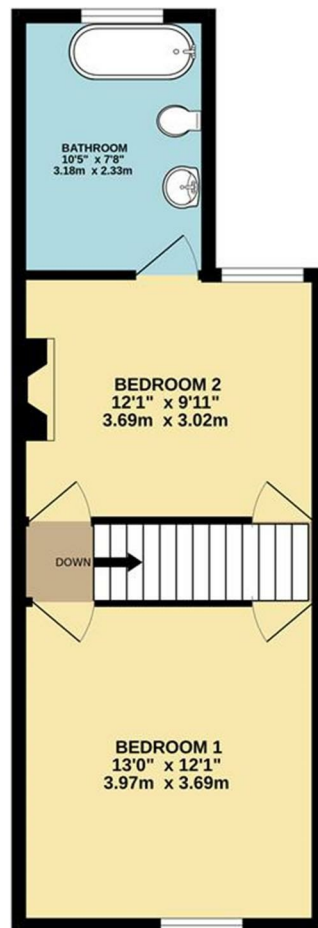
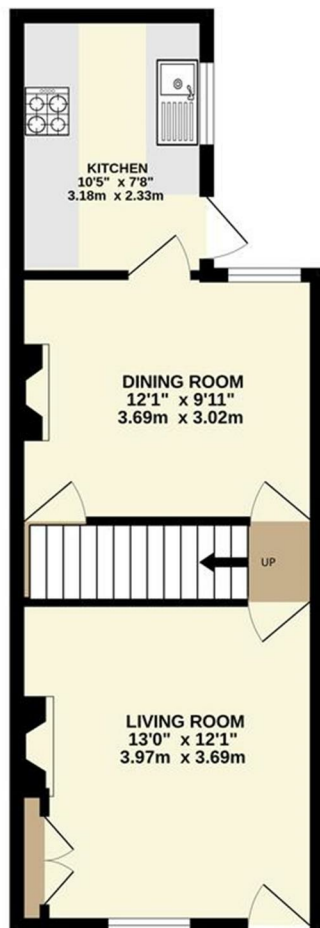
Location

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 20 miles from Bury St Edmunds, and roughly 30 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
388 sq.ft. (36.0 sq.m.) approx.

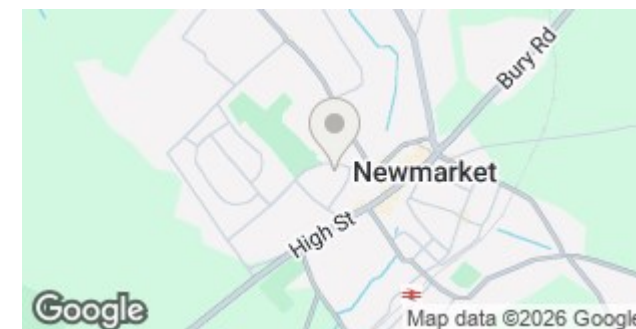
1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

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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- **Victorian Terraced House**
- **Fitted Kitchen**
- **Charming Living Room**
- **Generous Dining Room**
- **Two Bedrooms**
- **Generous Bathroom**
- **Delightful Courtyard Garden**
- **Convenient Town Location**
- **NO CHAIN**
- **Viewing Highly Recommended**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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