



**41 Lowther Street,
Newmarket**

**DAVID
BURR**



41 Lowther Street, Newmarket, CB8 0JS

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.

A particularly well-presented Victorian two-bedroom house located centrally within the town and close to all amenities. This property has been recently renovated and is stylishly presented with accommodation including a charming sitting room with a working stove, a dining room, an impressive refitted kitchen, two spacious double bedrooms and a newly fitted first floor shower room, complete with enclosed courtyard garden.

A greatly improved and updated Victorian two-bedroom property situated in the heart of the town centre.

Ground Floor

SITTING ROOM The front door opens directly into a beautifully presented sitting room, with a working stove, which creates a warm focal point, complemented by a sash window to the front aspect, stripped wood floorboards, recessed shelving and fitted storage cupboards. A door leads through to the stairwell, with stairs rising to the first floor.

DINING ROOM With sash window overlooking the rear aspect, continuing the stripped wood flooring for a cohesive feel. There is also a generous under-stairs storage cupboard, offering practical and discreet storage.

KITCHEN Thoughtfully re-fitted and designed with quartz work surfaces and a classic Belfast sink with swan neck mixer tap. A comprehensive range of matching eye and base level units provide ample storage, while integrated appliances include a fridge freezer, dishwasher and oven, along with an induction hob and extractor hood above. There is plumbing and space for a washing machine, a window to the side aspect, and a door leading out to the courtyard garden.

First Floor

LANDING Features stripped wood floorboards, loft access to the ceiling, and doors leading to:

BEDROOM 1 A well-proportioned principal bedroom with a sash window to the front aspect.

BEDROOM 2 Overlooking the rear aspect via a sash window, this bedroom benefits from a spacious fitted storage cupboard built over the stairs, which also houses the wall-mounted Vaillant gas boiler.

BATHROOM Finished to a high standard and comprises a generous walk-in shower cubicle with rainfall shower head and separate handheld attachment, a wash hand basin set within a vanity unit with mixer tap, and a low-level WC. An extractor fan and rear aspect window provide ventilation and natural light, along with an additional loft hatch.

Outside

To the rear, the courtyard garden offers ample space for outdoor furniture and alfresco dining. Gated side access leads to an alleyway, providing convenient bin storage and access around to the front of the street.

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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.

LOCAL AUTHORITY West Suffolk Council

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

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled 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 urban.closet.sunbeam

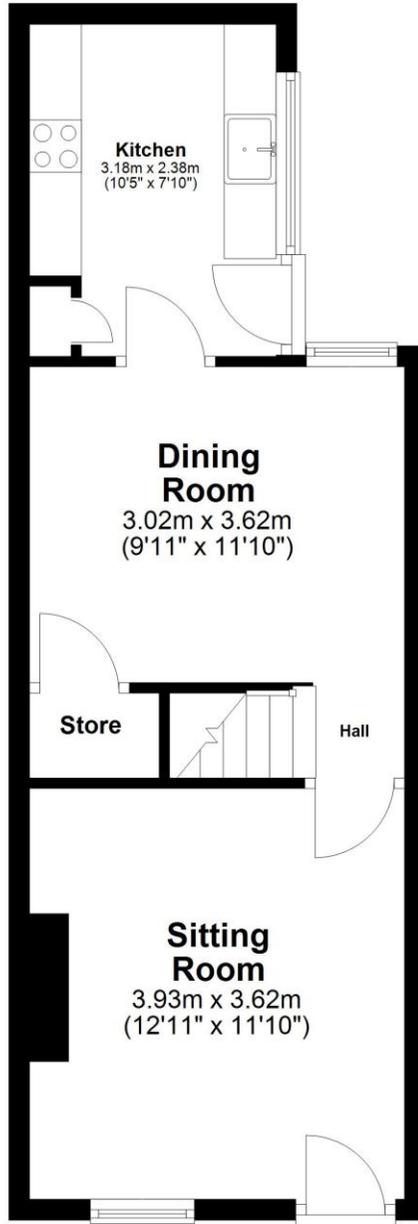
VIEWING Strictly by prior appointment only through DAVID BURR.

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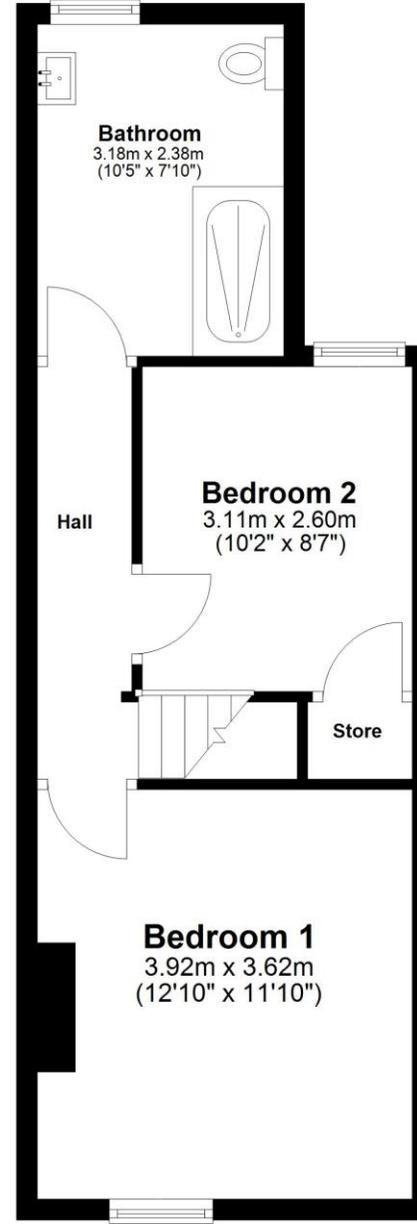
Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 69.8 sq. metres (751.7 sq. feet)

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