



**30 Lisburn Road,
Newmarket**

**DAVID
BURR**



30 Lisburn Road, Newmarket, Suffolk, CB8 8HS

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 superbly presented three-bedroom end-of-terrace home, conveniently positioned just a short walk from Newmarket town centre. Beautifully combining character features with contemporary finishes, the well-appointed accommodation comprises an entrance hallway, a comfortable living room, an impressive open-plan kitchen/dining room, three generously proportioned bedrooms and two well-appointed bathrooms. Outside, the property benefits from an attractive courtyard garden. NO CHAIN.

A beautifully presented end-of-terrace home, within walking distance of Newmarket town centre.

Ground Floor

ENTRANCE HALL Door leading into a welcoming entrance hall with attractive decorative tiled flooring, two useful storage cupboards, one with plumbing for washing machine, and a staircase rising to the first floor.

LIVING ROOM A comfortable reception room with a window to the front aspect, centred around an attractive feature fireplace with a marble surround and hearth. A built-in storage cupboard discreetly houses the electric consumer unit and meters.

KITCHEN/DINING ROOM A spacious open-plan kitchen and dining area, fitted with a range of base level storage units complemented by oak work surfaces and a Butler sink. There is space for a cooker, dishwasher and fridge/freezer, whilst the dining area comfortably accommodates a large table and chairs, creating an ideal space for both everyday living and entertaining. Bi-fold doors open directly onto the rear garden.

GROUND FLOOR BATHROOM Fitted with a panelled bath, WC, wash hand basin inset into a vanity unit, heated towel rail and an obscured window to the rear aspect.

First Floor

LANDING With a window to the rear aspect, the landing provides a useful study area, ideal for those working from home, together with access to the loft space and all first-floor accommodation.

BEDROOM 1 A generous double bedroom enjoying a window to the front aspect and featuring an attractive cast iron fireplace with a decorative tiled hearth.

BEDROOM 2 A further well-proportioned double bedroom with a window overlooking the rear, an attractive cast iron fireplace with decorative hearth and a built-in cupboard housing the gas-fired boiler and hot water cylinder.

BEDROOM 3 A single bedroom with a window to the front aspect.

SHOWER ROOM Comprising a generously sized shower cubicle, WC, wash hand basin inset into a vanity unit and a heated towel rail.

Outside

The property enjoys a low-maintenance courtyard-style rear garden, laid predominantly to artificial lawn, providing an attractive space for outdoor dining and entertaining.

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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 intersect.triangle.wove

VIEWING Strictly by prior appointment only through DAVID BURR.

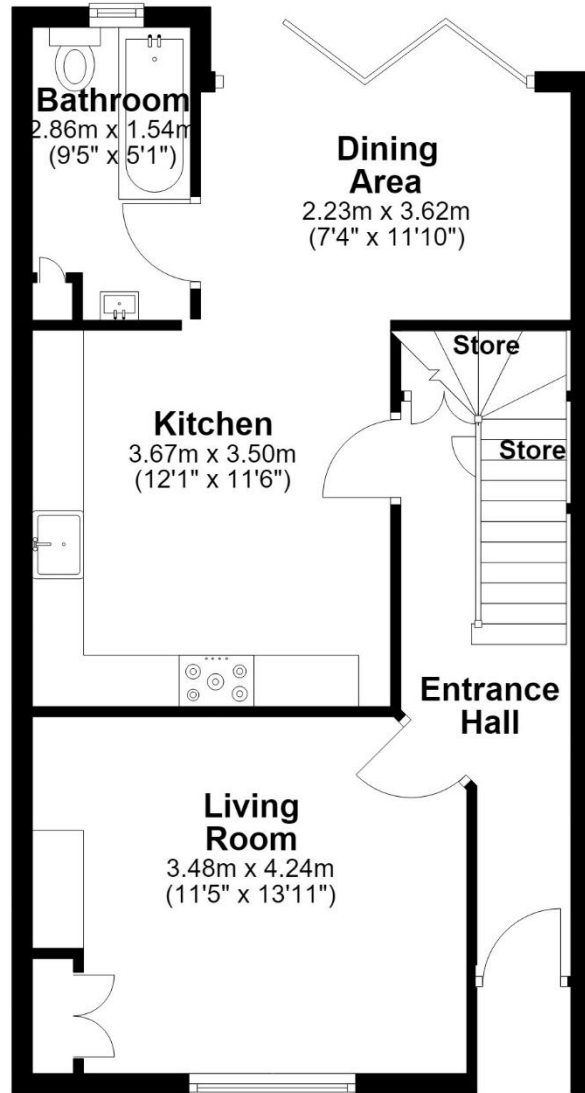
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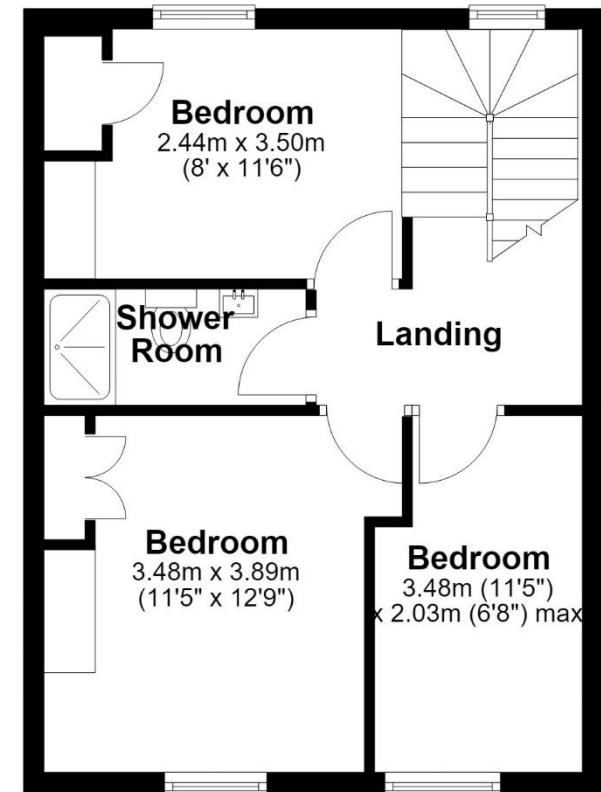
Ground Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



Total area: approx. 90.9 sq. metres (978.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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