



**All Saints Road,
Newmarket, Suffolk CB8 8ES
£215,000**

MA
Morris Armitage

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All Saints Road, Newmarket, Suffolk CB8 8ES

A Victorian terraced property located on the South side of the Town Centre and positioned within walking distance of the High Street, Train Station and all local amenities.

This property offers accommodation comprising an entrance porch, sitting room, dining room, kitchen, ground floor bathroom and two bedrooms. Benefitting from double glazing and gas fired central heating.

Externally offering a courtyard style rear garden.

Ideal first or investment purchase.

EPC (E)

Council Tax Band B (West Suffolk)

Accommodation Details

Part glazed front door leading through to:

Entrance Porch

With glazing to the front and side aspects, door leading through to:

Sitting Room

13'3" x 11'6"

With window to the front aspect, fireplace recess, radiator, opening and step down leading through to:

Dining Room

11'6" x 8'8"

With window to the rear aspect, staircase rising to the first floor, built in understairs cupboard and useful storage recess, wall mounted gas fired boiler, radiator, opening and step down leading through to:

Kitchen

7'1" x 5'11"

Fitted with eye level and base storage units with wood block working top surfaces over, space for cooker, space for fridge/freezer, space and plumbing for washing machine, inset sink unit with mixer

tap over, tiled splashbacks, wood effect flooring, radiator, window to the side aspect, opening leading through to:

Inner Lobby

With airing cupboard, door leading to the rear garden, door leading through to:

Bathroom

7'1" x 5'5"

With suite comprising panel bath with electric shower over, pedestal wash hand basin and low level WC, part tiled walls, wood effect flooring, radiator, window with obscured glass to the rear aspect.

First Floor Landing

With access to loft space, door leading through to:

Bedroom 1

12'9" x 11'9"

With window to the front aspect, built in wardrobe, radiator.

Bedroom 2

8'10" x 8'10"

With window to the rear aspect, radiator.

Outside - Front

Small enclosed front garden with gated access.

Outside - Rear

Fully enclosed courtyard style rear garden.

PROPERTY INFORMATION

EPC - E

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 - 59

Parking - On street

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

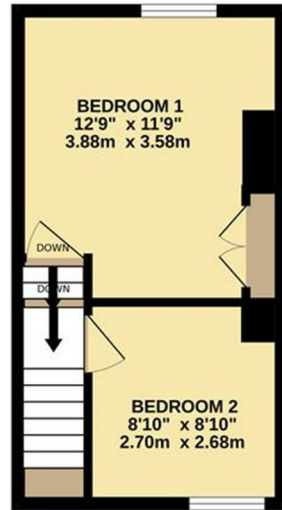
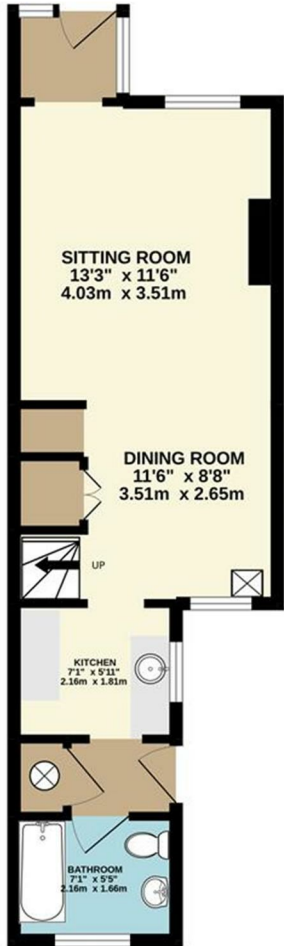
Rights of Way, Easements,

Covenants - None that the vendor is aware of



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.

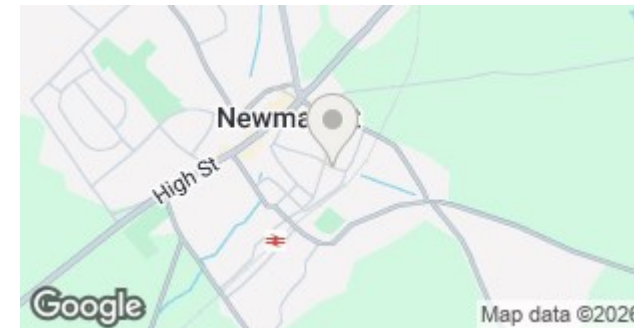
1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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 Home**
- **Close to Amenities**
- **2 Reception Rooms**
- **2 Bedrooms**
- **Courtyard Garden**
- **Ideal First/Investment Buy**



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	53	86

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		

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 from them. 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.





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